

A. LAZARO BOMBALIER
(Applicant)

05-9-CZ14-3 (04-449)
BCC/District 8
Hearing Date: 4/27/06

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1986	Agripino Machado & Gloria C. Alamo	Variance parcel sub. into two building sites, each with less frontage and less gross acres than required.	BCC	Approved w/conds.
1997	Agripino Machado	- Special exception to permit a proposed religious facility. - Non-Use variances.	CZAB-14	Withdrawn

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: 03/23/2006 #Z-

APPLICANT: LAZARO BOMBALIER (05-9-CZ14-3/04-449)

MOTION: MOTION TO DEFER UNTIL APRIL 27, 2006,
WITHOUT FURTHER NOTICE

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Edmonson		X		
Gimenez		X		
Heyman	S	X		
Jordan				X
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa		X		
Souto				X
Vice Chairman Moss				X
Chairman Martinez		X		
TOTAL		9	0	4

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: LAZARO BOMBALIER

B

REPRESENTATIVE: NONE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
05-9-CZ14-3 (04-449)	NOVEMBER 15, 2005	CZAB14		05

REQ: (1) AU to EU-M (2) SFR 65' front setback (3) Waive Z reg to permit 25' r-o-w dedication
(4) Waive Sub Regs to permit no sidewalks nor street lighting

REC: DEFERRAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>DEC. 13, 2005</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> PROPERTY NOT POSTED – READVERTISING REQUIRED		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			X
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKESLEE			X
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES			X
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE	X		
VOTE:			4	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: TOM ROBERTSON

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

APPLICANT'S NAME: LAZARO BOMBALIER

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REPRESENTATIVE: MICHAEL BLACKER & PETE HERNANDEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
05-9-CZ14-3 (04-449)	SEPTEMBER 6, 2005	CZAB14		05

REQ: (1) AU to EU-M
(2) SFR setback 55.47' from front on proposed Lot 1, Block 2

REC: APPROVE #1 SUBJECT TO ACCEPTANCE OF COVENANT
AWC #2 UNDER 33-311(A)(4)(b) & DWOP UNDER 33-311(A)(4)(c)

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: NOV. 15, 2005 ☒ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

☐

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	X		
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKE-SLEE	X		
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES		X	
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE		X	
VOTE:			5	2	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: RON BERNSTEIN

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**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Lazaro Bombalier

PH: Z04-449 (05-9-CZ14-3)

SECTION: 2-56-39

DATE: April 27, 2006

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o REQUESTS:

Lazaro Bombalier is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) Applicant is requesting to waive the subdivision regulations requiring sidewalks and street lighting in all residential areas; to permit the subject property with no sidewalks and street lighting.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The requests will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests to allow a single-family residence on a proposed lot to setback more than permitted, to permit less dedication for the west half of S.W. 132 Avenue, and to permit the subject property to be developed with no sidewalks and street lighting are also being sought.

o **LOCATION:**

The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

o **SIZE:** 4.97 Acres

o **IMPACT:**

The approval of the requested district boundary change could authorize 12 additional housing units for the community. However, the applicant has proffered a covenant limiting the development of the site to 9 units. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1986, pursuant to Resolution Z-266-86, the Board of County Commissioners granted a variance to subdivide the subject parcel into two building sites with less frontage and area than required. In 1998, pursuant to Resolution CZAB14-9-98, the applicant withdrew an application before Community Zoning Appeals Board-14 for a Special Exception to permit a proposed religious facility with non-use variances of setback and parking requirements.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new residential locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; single-family residence

Estate Density Residential, 1 to 2.5 du/a

Surrounding Properties:

NORTH:	AU; horse ranch	Estate Density Residential, 1 to 2.5 dua
SOUTH:	AU; single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	AU; plant nursery	Estate Density Residential, 1 to 2.5 dua

The subject property is located on the west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street. The area where the subject property lies is characterized by single-family residences, and agricultural uses.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment;

and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(4)(b) Non-use variances from other than airport regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) Alternative non-use variance standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Chapter 28 Subdivisions- Section 19(A) Variances

(a) *Authority of Community Zoning Appeals Board.* The County's Community Zoning Appeals Board may authorize a variance from these regulations. The Community Zoning Appeals Board may vary the regulations so that substantial justice may be done, provided that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the County's Community Zoning Appeals Board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the Community Zoning Appeals Board shall take into account among other things the nature of the proposed use of the land and the exiting use

of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the County's Community Zoning Appeals Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

- (1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	6 students

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the March 23, 2006 meeting at the applicant's request. On December 13, 2005, pursuant to Resolution CZAB14-48-05, the Community Zoning Appeals Board – 14 (CZAB-14) denied without prejudice this application by a vote of 3 to 2. On December 30, 2005, the applicant appealed the CZAB-14's decision to the Board of County Commissioners. The applicant states on the appeal application that the Board's decision to deny the request to rezone the property and accompanying requests was not based on substantial competent evidence introduced into the record. The applicant further states that the requested proposal is consistent with the property's Estate Density designation of the Land Use Plan Map of the Comprehensive Development Master Plan (CDMP) and compatible with the existing EU-M development immediately across from the subject property to the east. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-14's decision to deny this application and retain the existing AU zoning on the property is **consistent** with the CDMP.

The subject property is located on the west side of S.W. 132 Avenue, approximately 660' north of S.W. 192 Street, and about one-half (1/2) mile east of and within the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests are also being sought to permit a single-family residence setback 65' from the front (east) property line where a maximum setback of 50' is permitted, to waive the zoning regulations requiring half section line rights-of-way to be 70' wide to permit 25' (35' required) of dedication for the west half of

S.W. 132 Avenue, and to permit the subject property to be developed with no sidewalks or street lighting. The waiver of the sidewalks only pertains to those required by Chapter 28 for half-section line roads. In this instance, said waiver would only apply to the sidewalk required along SW 132 Avenue and not to the entire development since Chapter 28 does not require sidewalks in EU-M zoned subdivisions. However, the waiver of the street lighting pertains to the entire site. The surrounding area where the subject property lies is characterized by EU-M zoned single-family residences, plant nurseries and a horse ranch.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and has indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **12** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways which are currently operating at LOS "A", "B" and "C". **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed zoning will bring **6** additional **students** into the area's public schools. They indicate that South Miami Heights Elementary, Mays Middle and Miami Southridge Senior High School are the schools that will be impacted by this development, which are currently operating at 92%, 97% and 117% of the Florida Inventory of School Houses (FISH) utilization. However, Miami Southridge Senior High School is the only one that exceeds the 115% FISH MDCPS capacity. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above the impact fees required by the Educational Facilities Impact Fee Ordinance.

Approval of this application to rezone the property from AU to EU-M would permit the applicant to provide additional housing units for the community. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 to a maximum of 2.5 units per gross acre for a maximum total of 12 residential units on the site. The applicant has submitted plans indicating the proposed development of this parcel of land with 9 estate-sized residential lots. Additionally, the applicant has proffered a covenant restricting the development of the site to the proposed site plan and limiting the development to a maximum of 9 units as depicted in the submitted plans. As such, the approval of this application, with the proffered covenant, is **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-M (request #1). Staff notes that the subject property is located in a section of land (2-56-39) primarily zoned and developed under the EU-M and AU zoning district regulations. Although the subject site abuts AU zoned properties to the north, west, and south, the proposed EU-M zoning will be in keeping with the development trend in the area to the east consisting of EU-M zoned single-family residential developments. As such, the requested zone change to EU-M would be **compatible** with the current EU-M zoning of single-family residential developments in the area and **consistent** with the Estate Density Residential land use designation of the LUP Map of the CDMP. As such, staff recommends approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

When requests #2 and #3 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that these requests are due to an unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the zoning regulations, staff is of the opinion that requests #2 and #3 cannot be approved under the Alternative Non-Use Variance Standards and should be denied without prejudice under same.

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the non-use variance (NUV) standards, staff is of the opinion that the approval of requests #2 and #3 would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community and would not be a detriment to same. According to the plans submitted, request #2 would allow the maintenance and continued use of the existing single-family residence on the site. The siting of the residence on the proposed lot allows sufficient space to minimize the impact on adjacent properties. Furthermore, the proposed lot configuration allows for compliance with all lot area and frontage requirements of the underlying zoning district and will not result in an obvious departure from the aesthetic character of the immediate vicinity. Request #3, to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue, is also supported by staff. Additionally, the Public Works Department has no objections to this request and has indicated that road dedications and improvements will be accomplished through the recording of a plat. As a result, staff recommends approval of requests #2 and #3 under the NUV Standards.

The requested waiver of the required street lighting and sidewalks (request #4) would, in staff's opinion, be a public safety issue for children and their families since street lights and sidewalks are necessary for pedestrians walking or individuals riding their bicycles. Chapter 28 states that no request to waive the subdivision regulations shall be granted unless the Community Zoning Appeals Board (CZAB) finds that there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land; that the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and that the granting of the variance will not be detrimental to the public welfare or injurious to the other properties in the territory in which the property is situated. Staff is of the opinion that approval of this request would set a precedent for future similar requests of this kind in the area. Staff notes that in order to preserve the rural character of the community, Community Zoning Appeals Board-14 has consistently recommended and approved waivers of sidewalks and street lights. However, given staff's concern regarding public safety issues and the fact that the applicant has not demonstrated that denial of this request would preclude the reasonable use of the land, staff recommends denial without prejudice of this request #4.

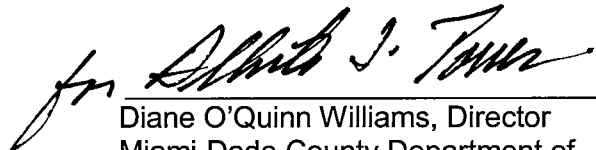
Accordingly, staff recommends approval of the appeal as it pertains to request #1 to permit a zone change to EU-M, subject to the Board's acceptance of the proffered covenant; approval of the appeal as it pertains to requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of the appeal as it pertains to said requests under Section 33-311(A)(4)(c) (ANUV); and denial without prejudice of the appeal as it pertains to request #4.

I. RECOMMENDATION:

Approval of the appeal as it pertains to request #1 to permit a zone change to EU-M, subject to the Board's acceptance of the proffered covenant, approval of the appeal as it pertains to requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of the appeal as it pertains to said requests under Section 33-311(A)(4)(c) (ANUV); and denial without prejudice of the appeal as it pertains to request # 4.

J. CONDITIONS: None.

DATE INSPECTED: 08/01/05
DATE TYPED: 08/09/05
DATE REVISED: 08/10/05; 08/11/05; 08/15/05, 08/29/05, 09/12/05, 10/14/05;
11/04/05; 11/09/05; 11/18/05; 01/26/06; 02/07/06; 02/10/06;
02/24/06; 03/13/06; 04/17/06
DATE FINALIZED: 04/17/06
DO'QW:AJT:MTF:LVT:CSE:JV


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: February 10, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Acting Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name.

Subject: C-14 #Z2004000449
Lazaro Bombalier
W/S of SW 132nd Avenue and SW 190th Terrace
DBC from AU to EU-M, and NUV of Setback Requirements
(AU) (4.97 Ac.)
02-56-39

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 3,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LAZARO BOMBALIER

This Department has no objections to this application.

This Department has no objections to the request to permit the development of the site without the construction of sidewalks or street lighting. A similar variance was approved for the property to the east.

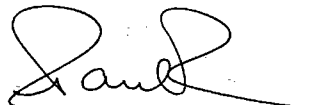
This Department has no objections to the request to permit 25 feet of dedication on the west side of SW 132 Ave. where 35 feet is required. A similar variance was approved for the property to the east side of SW 132 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9818	SW 137 Ave. s/o SW 152 St.	B	B
9876	SW 184 St. w/o SW 117 Ave.	A	A
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

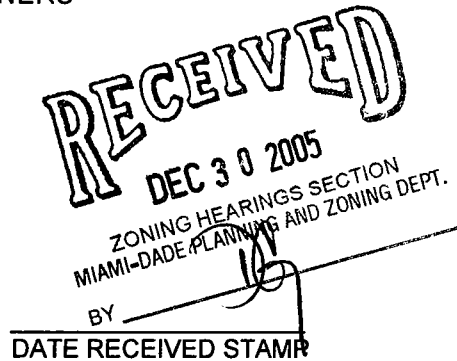

Raul A Pino, P.L.S.
10-NOV-05

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY [Signature] AMOUNT OF FEE 1,227.51
RECEIPT # 1200518356

DATE HEARD: 12 / 13 / 05

BY CZAB # 14-48-05



This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 05-9CZ14-3/04-449/ Resolution No. CZAB14-48-05

Filed in the name of (Applicant) Lazaro Bombalier

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: The west side of SW 132 Avenue & approximately 660 ft. north of SW 192 street, Miami-Dade County, Florida

Application, or part of Application being Appealed (Explanation):

Entire Appealable Application

Appellant (name): Lazaro Bombalier
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

See attached Exhibit "A"

APPELLANT MUST SIGN THIS PAGE

Date: ____ day of December, year: 2005

X Signed _____

Lazaro Bombalier

Print Name

18920 SW 132 Avenue, Miami, FL

Mailing Address

(305) 970-4416

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Attorney for Lazaro Bombalier

Representing

Signature

Calisto Padua, Esq

Print Name

2665 S. Birchwood Dr. str. 420

Address

Miami

FL

33133

City

State

Zip

305-854-0800

Telephone Number

Subscribed and Sworn to before me on the 30 day of December, year 2005

Notary Public

Subscribed and Sworn to before me this 30 day of December 2005

(stamp/seal)

Notary Commission Expires:

Page 2



EXHIBIT A

Appeal of Resolution No. CZAB14-48-05 Lazaro Bombalier, Appellant

On December 13, 2005, Community Zoning Appeals Board (the "Board") passed and adopted Resolution CZAB 14-48-05 (copy attached) denying

- (1) A district boundary change from AU to EU-M
- (2) Request to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Request to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) Request to waive the subdivision regulations requiring sidewalks and street lighting in all residential areas; to permit the subject property with no sidewalks and street lighting.

(collectively the "Request")

The Board's decision was arbitrary and not based on substantial competent evidence.

The substantial competent evidence on the record reflects that the proposed Request is consistent with the property's Estate Density land use designation of the LUP Map of the County's CDMP and compatible with existing EU-M development immediately across from the property, see attached Miami-Dade County Department of Planning & Zoning recommendations to Community Council No. 14.

RESOLUTION NO. CZAB14-48-05

WHEREAS, LAZARO BOMBALIER applied for the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requests for a district boundary change (Item #1), to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (Item #2), to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication for the west half of S.W. 132 Avenue

(Item #3), and to permit a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting (Item #4) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the entire application with prejudice was offered by Dawn Lee Blakeslee, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Rose L. Evans-Coleman	absent
Wilbur B. Bell	nay	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	nay
Dr. Pat Wade	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requests for a district boundary change (Item #1), to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (Item #2), to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication for the west half of S.W. 132 Avenue (Item #3), and to permit a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting (Item #4) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 13th day of December, 2005.

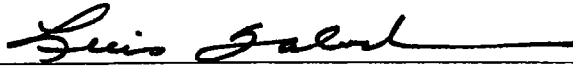
Hearing No. 05-9-CZ14-3
ls

STATE OF FLORIDA

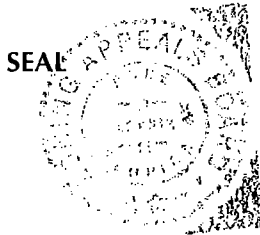
COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-48-05 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of December 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2005.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning





Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

May 26, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Lázaro Bombalier - Application No. 04-449 (CC14)
West of SW 132 Avenue at SW 190 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 117% of FISH % utilization (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on May 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
May 26, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

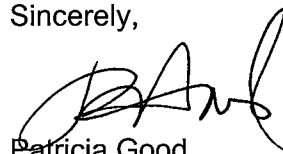
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) +
2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,400 square feet, the 9-unit development is estimated to generate approximately \$19,200 (\$2,448 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0610
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Pedro Hernandez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-449, Lazaro Bombalier (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 4.97 acres

MSA/Multiplier: 7.2/.78

LOCATION: West of SW 132 Avenue at SW 190 Terrace

NUMBER OF UNITS: 8 single-family units (1 unit currently permitted under existing zoning classification, for a total of 9 units)

ESTIMATED STUDENT POPULATION: 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE: Mays Middle – 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
S. Miami Heights Elem.	711/ 714*	709	100%/ 100%*	62	92%/ 93%*	824
Mays Middle	968/ 969*	957	101%/ 101%*	40	97%/ 97%*	1084
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	117%/ 117%*	3987

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Proposed Relief Schools

School

Funding Year

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(2858 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	709
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	6444

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294.

CAPITAL COSTS: Based on the State's May-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	3	x	\$ 13,545	=	\$ 40,635
MIDDLE	1	x	\$ 15,530	=	\$ 15,530
SENIOR	2	x	\$ 20,551	=	\$ 41,102
Total Potential Capital Cost					\$ 97,267

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	GARY & TERRI ANTOSH #04-443	12505 SW 216 St.	23 Units/ 18 Students	CARIBBEAN ELEM-8 MAYS MID-5 SOUTHRIDGE SR-5	9/6 7/6 9/6	CC14	PENDING
2	JESUS PELLETIER #04-336	NWC of SW 320 St. & SW 188 Ave.	58 Units/ 41 Students	W HOMESTEAD ELEM-19 HOMESTEAD MID-10 SOUTH DADE SR-12	9/6 9/6 7/6	CC14	PENDING
3	MARTIN, LYDIA & KAREN AVICK #05-043	NEC of SW 280 St. SW 155 Ave.	8 Units/ 6 Student	REDLAND ELEM-3 REDLAND MID-1 SOUTH DADE SR-2	7/6 7/6 7/6	CC14	PENDING
4	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
5	TRUE DELIVERANCE CHURCH OF CHRIST #04-455	18300 SW 109 Ave.	12 Units/ 5 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14	PENDING
6	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 01/12/05	DENIED
7	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 01/14/04	APPROVED
8	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 01/28/03	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 02/06/01	APPROVED
10	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 02/11/04	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 02/21/01	APPROVED
12	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 02/25/03 09/30/03	APPROVED
13	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 02/3/05	APPROVED
14	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 02/9/05	APPROVED
15	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 03/06/02	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

16	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 04/14/04	APPROVED
17	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 04/14/04	APPROVED
18	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 04/14/04	DENIED
19	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 04/25/01	APPROVED
20	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 04/4/05	APPROVED
21	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 05/13/0	APPROVED
22	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 05/29/03	APPROVED
23	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 05/30/01 10/11/01	DENIED REVISED & APPROVED
24	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 06/15/04	APPROVED
25	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 06/26/03	DENIED
26	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 07/20/04	DENIED
27	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 07/24/01 03/25/03	APPROVED
28	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 09/25/02	APPROVED
29	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 09/7/04	APPROVED
30	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 09/7/04	APPROVED
31	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

32	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 02/25/03	APPROVED
33	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
34	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
35	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
36	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
37	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
38	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 12/16/04	APPROVED
39	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 12/16/04	DENIED
40	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
41	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
42	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
43	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
44	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	106 Units/ 64 Students	CARIBBEAN ELEM MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 BCC 07/11/02	APPROVED
45	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
46	SIRE USA CORP & CORAL FORT, INC. #04-454	8501 SW 200 St.	6 Units/ 4 Students	WHISPERING PINES ELEM-2 CUTLER RIDGE MID-1 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15	PENDING
47	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED

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48	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED
49	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 01/20/04	APPROVED
50	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 01/28/02	APPROVED
51	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 01/30/03	APPROVED
52	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 02/12/02	APPROVED
53	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 02/15/05	APPROVED
54	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trnpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 02/15/05	DENIED
55	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 02/17/04	APPROVED
56	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 02/17/04	APPROVED
57	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 02/25/03	APPROVED
58	RICHARDS TRACTORS & IMP, INC. #04-377	SEC of SW 160 Ave. and SW 306 St.	28 Units/ 21 Students	CAMPBELL DRIVE ELEM-10 CAMPBELL DRIVE MID-5 HOMESTEAD SR-5	9/6 9/6 9/6	CC15 03/15/05	APPROVED
59	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 03/16/04	APPROVED
60	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 03/16/04	APPROVED
61	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 03/16/04	DENIED
62	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 03/26/02	APPROVED
63	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 03/27/03	APPROVED
64	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 04/23/02	APPROVED

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65	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 05/01/01	APPROVED \$128,400 O/A
66	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 05/19/04	APPROVED
67	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 06/04/02	APPROVED
68	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 06/04/02	APPROVED
69	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
70	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
71	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 06/16/04	APPROVED
72	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 06/24/03	APPROVED
73	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 06/24/03	APPROVED
74	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 07/24/03	APPROVED
75	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 07/24/03	APPROVED
76	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 07/24/03	APPROVED
77	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 07/24/03	APPROVED
78	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 08/21/03	APPROVED
79	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 09/04/01	DENIED
80	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 09/04/01	DENIED
81	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 09/11/03	APPROVED

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82	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 09/23/03 12/04/03	APPROVED
83	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
84	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
85	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
86	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
87	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
88	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
89	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
90	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
91	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
92	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
93	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
94	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
95	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
96	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
97	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
98	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED

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99	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
100	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
101	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
102	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
103	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 05/19/04	PENDING
104	MALCOLM WISEHEART ET AL #04-328	NWC of SW 87 Ave. and SW 204 St.	48 Units/ 29 Students	WHIGHAM ELEM-13 CENTENNIAL MID-7 SOUTHRIDGE SR-9	9/6 9/6 9/6	CC15 Def.-04/13/05	PENDING
105	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-40 HOMESTEAD MID-21 HOMESTEAD SR-25	9/6 9/6 9/6	CC15 Def.-05/12/05	PENDING

Note: There are eleven applications that are pending which would generate 271- students.

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SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CAMPBELL DRIVE ELEM	955	10	965	643	36	142%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	359	1086	513	138	167%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	32	815	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	14854	2387	17241	10558	949	150%
CAMPBELL DRIVE MID	1456	6	1462	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	22	1343	871	59	144%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	517	2218	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9894	1177	11071	6731	524	153%
HOMESTEAD SR	3191	782	3973	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	149	2879	1701	380	138%
SENIOR HIGH TOTALS	9544	1231	10775	7471	641	133%

TOTAL	34292	4795	39087	24760	2114	145%
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CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
7022	Academy of Arts and Minds <i>Opening Fall 2004</i>	9-12	305-448-1100 305-448-9737 Fax	3138 Commodore Plaza Coconut Grove 33133	Ms. Velia Yedra	4	6
0510	Archimedean Academy	K-6	305-279-6572 305-675-8448 Fax 702-993-1328 Fax - <i>Electronic</i>	12425 SW 72 St. Miami 33183	Ms. Pat Booth pbooth@dadeschools.net	5	7
6070	ASPIRA Eugenio Maria De Hostos Charter School	6-8	305-576-1512 305-576-0810 Fax	1910 NE Miami Ct, Miami 33127	Mr. Fernando Lopez flopez@dadeschools.net	4	2
6060	ASPIRA South Youth Leadership Charter School	6-8	305-246-1111 305-246-1433 Fax	14112-14114 SW 288 St. Leisure City 33033	Mr. Kevin Moore kmoore@dadeschools.net	6	9
6020	ASPIRA Youth Leadership Charter School	6-8	305-893-8050 305-891-6055 Fax	13300 Memorial Hwy. N. Miami 33161	Ms. Iliana Peña idpena@dadeschools.net	2	1
0950	Aventura City of Excellence School	K-8	305-466-1499 305-466-1339 Fax	3333 NE 188 St. Aventura 33180	Dr. Katherine Murphy kmurphy@dadeschools.net	2	3
0113	Balere Language Academy <i>Opening Fall 2004</i>	K-8	305-232-9797 305-232-4535 Fax	10600 Caribbean Blvd. Miami 33189	Ms. Rocka Malik	6	9
0070	Coral Reef Montessori Academy	K-8	305-255-0064 305-255-4085 Fax	10853 SW 216 St. Miami 33157 <i>Temporary location: 10875 SW 186 St. Miami 33157</i>	Ms. Juliet King julietking@dadeschools.net Ms. Lucy Canzoneri-Golden	6	9
3030	Doral Academy	K-5	305-597-9999 305-591-2669 Fax	2450 NW 97 Ave. Miami 33172	Ms. Ileana Gomez ileanagomez@dadeschools.net	3	5
6030	Doral Academy Charter Middle	6-8	305-591-0020 305-591-9251 Fax	2601 NW 112 Ave. Miami 33172	Mr. Jose Baca	3	5
7020	Doral Academy High School	9-12	305-597-9950 305-477-6762 Fax	11100 NW 27 St. Miami 33172	Mr. Frank Jimenez	3	5
3600	Downtown Miami Charter School	K-8	305-579-2112 305-579-2115 Fax	305 NW 3 Ave. Miami 33128	Ms. Terry Maus	4	6
6010	Florida International Academy	6-8	305-758-6912 305-758-6985 Fax	7630 Biscayne Blvd. Miami 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	4	2
2060	Theodore R. and Thelma A. Gibson Charter School	K-8	305-648-3126 305-648-3130 Fax	3634 Grand Ave. Miami 33133	TBA	4	6
7007	International Studies Charter High School <i>Opening Fall 2004</i>	9-12	TBA	3280 South Miami Avenue Miami 33127	Mr. Rufus Samkin	4	6
3610	Keys Gate Charter School	K-8	305-230-1616 305-230-1347 Fax	2000 SE 28 Ave. Homestead 33035	Ms. Christine Valadez cvaladez@dadeschools.net	6	9

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LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0204	Las Palmas Charter <i>Opening Fall 2004</i>	K-8	954-722-1141	14250 SW 202 Avenue Miami 33196	TBA	6	7
0040	Liberty City Charter School	K-8	305-751-2700 305-751-1316 Fax	8700 NW 5 Ave. Miami 33150	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	4	2
0100	Mater Academy	K-5	305-698-9900 305-698-3822 Fax	7700 NW 98th St. Hialeah Gdns 33016	Ms. Kim Guilarte kguilarte@dadeschools.net	1	4
6012	Mater Academy Charter Middle	6-8	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gardens 33016	Mr. Rene Roviroso rroviroso@dadeschools.net	1	4
3100	Mater Academy East Charter School	K-8	305-324-4667 305-324-6580 Fax	450 SW 4th St. Miami 33130	Ms. Beatriz Riera briera@dadeschools.net	4	6
7160	Mater Academy Charter High School	9-12	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gdns 33016	Ms. Judith Marty jmarty@dadeschools.net	1	4
3630	Miami Children's Museum Charter School <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	980 McArthur Causeway Miami 33132 <i>Temporary location for 04-05: 450 SW 4 St. Miami 33130</i>	TBA	4	6
0102	Miami Community Charter School <i>Opening Fall 2004</i>	K-5	305-245-2552 305-245-2527	101 SW Redland Road Miami 33034	Ms. Jila Rezaie	6	7
6040	Miami Shores/Barry University Connected Learning Center	6-8	305-754-2381 305-754-9928 Fax	11441 NW 2 Ave. Miami Shores 33168	Mr. John Ferrell jferrel@dadeschools.net	4	2
0110	North County Charter School	K-5	305-681-9116 305-688-8096 Fax	3400 NW 135th St. Miami 33054	TBA	1	1
5130	North Dade Community Charter School	K-5	TBA	13301 NW 24th Ave. Opa-Locka 33054	Mr. Edward Bethel edbethel@dadeschools.net	1	1
0120	Northeast Academy Charter	K-5	305-685-2456 305-685-2508 Fax	3400 NW 135 St. Miami 33054	TBA	2	3
0600	Pinecrest Preparatory Academy	K-5	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Susie Dopico sdopico@dadeschools.net	5	8
6022	Pinecrest Academy Charter Middle School	6-8	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Jeanette Menendez	5	8
0400	Renaissance Elementary Charter School	K-5	305-591-2225 305-591-2984 Fax	8360 NW 33 St. Miami 33122	Ms. Ana Cordal acordal@dadeschools.net	3	5

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0300	Rosa Parks Charter School/Florida City	K-8	305-246-3336 305-246-3340 Fax	<i>K-5 students will be at this location: 713 West Palm Dr. Florida City 33034</i> <i>6-8 students will be at this location: 303 West Palm Dr. Florida City 33034</i>	Mr. George Brown gwbrown@dadeschools.net	6	9
0500	Rosa Parks Community School/Overtown	K-6	305-379-4905 305-379-4988 Fax	430 NW 9th St. Miami 33136	Mr. George Brown gwbrown@dadeschools.net	4	2
7030	School for Integrated Academics & Technologies (SIA Tech)	9-12	TBA	Main Campus: Miami Job Corps Center 3050 NW 183 St. Miami South Campus: Homestead Job Corps Center 12350 SW 285 St. Homestead	Ms. Marjorie Lopez	2	1
0520	Somerset Academy <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary location for 04-05: TBA</i>	TBA	6	9
6004	Somerset Academy Charter Middle <i>Opening Fall 2004</i>	6-8	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 8750 NW 21 Terr, Miami 33172</i>	TBA	6	9
7042	Somerset Academy Charter High School <i>Opening Fall 2004</i>	9-12	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 11100 NW 27 St. Miami 33172</i>	TBA	6	9
0200	Spiral Tech Elementary Charter School	K-5	305-273-0474 305-273-0242 Fax	12400 SW 72 St. Miami 33183	Ms. Gisela Batan gbatan@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
6900	Vankara Academy Charter School	6-8	305-769-2827 305-685-7551 Fax	13307-11 Alexandria Dr. Opa-Locka 33054	TBA	1	1
5710	Sandor Wiener School of Opportunity	K-5	305-623-9631 305-623-9621 Fax	Main Campus: 20000 NW 47 Ct. Opa-Locka 33055	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	1	1
			305-279-3064 305-279-3294 Fax	Kendall Campus: 11025 SW 84th St. Miami 33173	Lead Teacher: Ms. Roxana Ochoa		
4050	Sweet Home Charter School <i>Opening Fall 2004</i>	K-8	Mr. Peter Calin 305-725-0119	TBA	TBA	TBA	TBA
1020	Youth Co-Op Charter School	K-8	305-819-8855 305-819-8455 Fax	12051 W. Okeechobee Rd. Hialeah Gdns 33018	Ms. Maritza Aragon maragon@dadeschools.net	1	4

Memorandum



Date: 23-MAR-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2004000449

Fire Prevention Unit:

Accessibility OK

Development for the above Z2004000449
located at THE WEST SIDE OF S.W. 132 AVENUE AT S.W. 190 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2199 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is
2 alarms annually.

Planned service(s) to mitigate the impact is:

None

Station/Unit

Estimated date of opening

DATE: 01/11/06

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

LAZARO BOMBALIER

THE WEST SIDE OF SW 132
AVENUE & APPROX 600' NORTH
OF SW 192 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2004000449

HEARING NUMBER

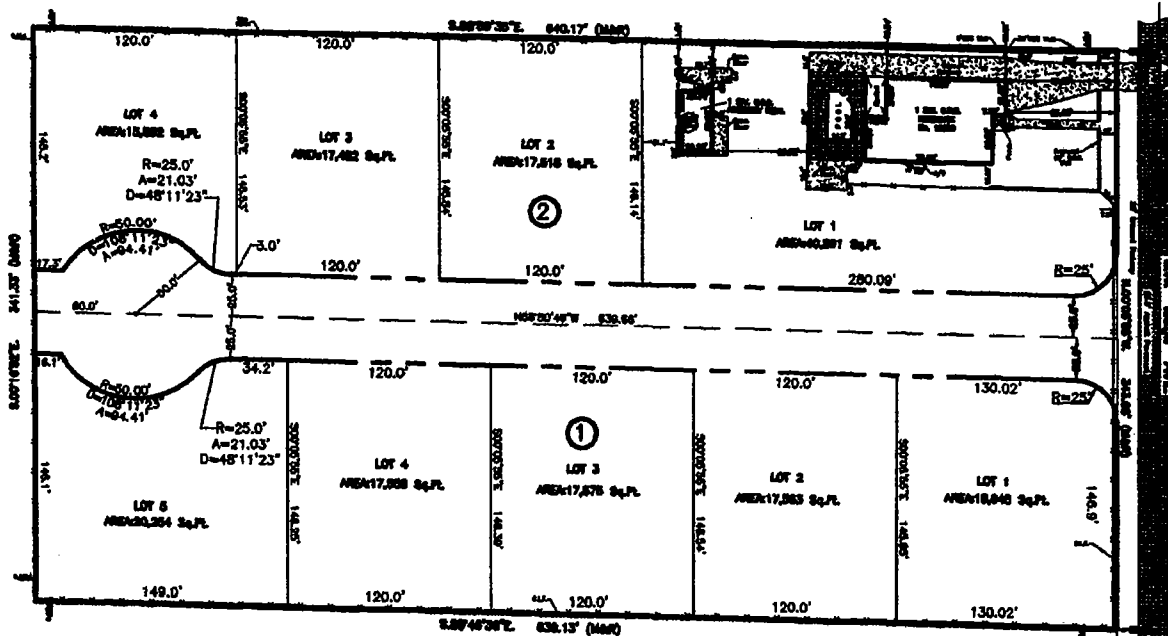
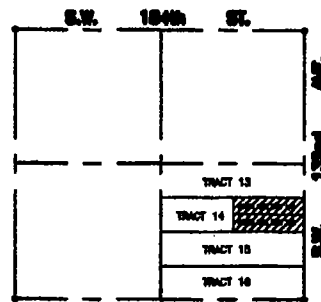
CURRENT ENFORCEMENT HISTORY:

1-10-06 No violations.

Rev#3
RECEIVED
204-449
SEP 15 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ABH

SCALE: 1" = 30'

**SOLE: NTS**

S.W. 182nd ST.
NW 1/4 OF SEC. 2-56-30

FLOOD LEAKING

APPROVED: WILLIAM R. LYNCH JR., JR. JR.
 PERIOD OF NOTICE: 1/5 OF YEAR 14, FEB. 2, 1964
 NUMBER OF DAYS OF NOTICE: 14
 NUMBER OF DAYS OF NOTICE: 14
 NUMBER OF DAYS OF NOTICE: 14

	DATE PAID	DATE PAID	DATE PAID	DATE PAID
PAID				

[illegible]

THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36S, RANGE 30 EAST, OF TWP. 36S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 67, OF THE PUBLIC RECORDS OF HENDS COUNTY, FLORIDA.

AND

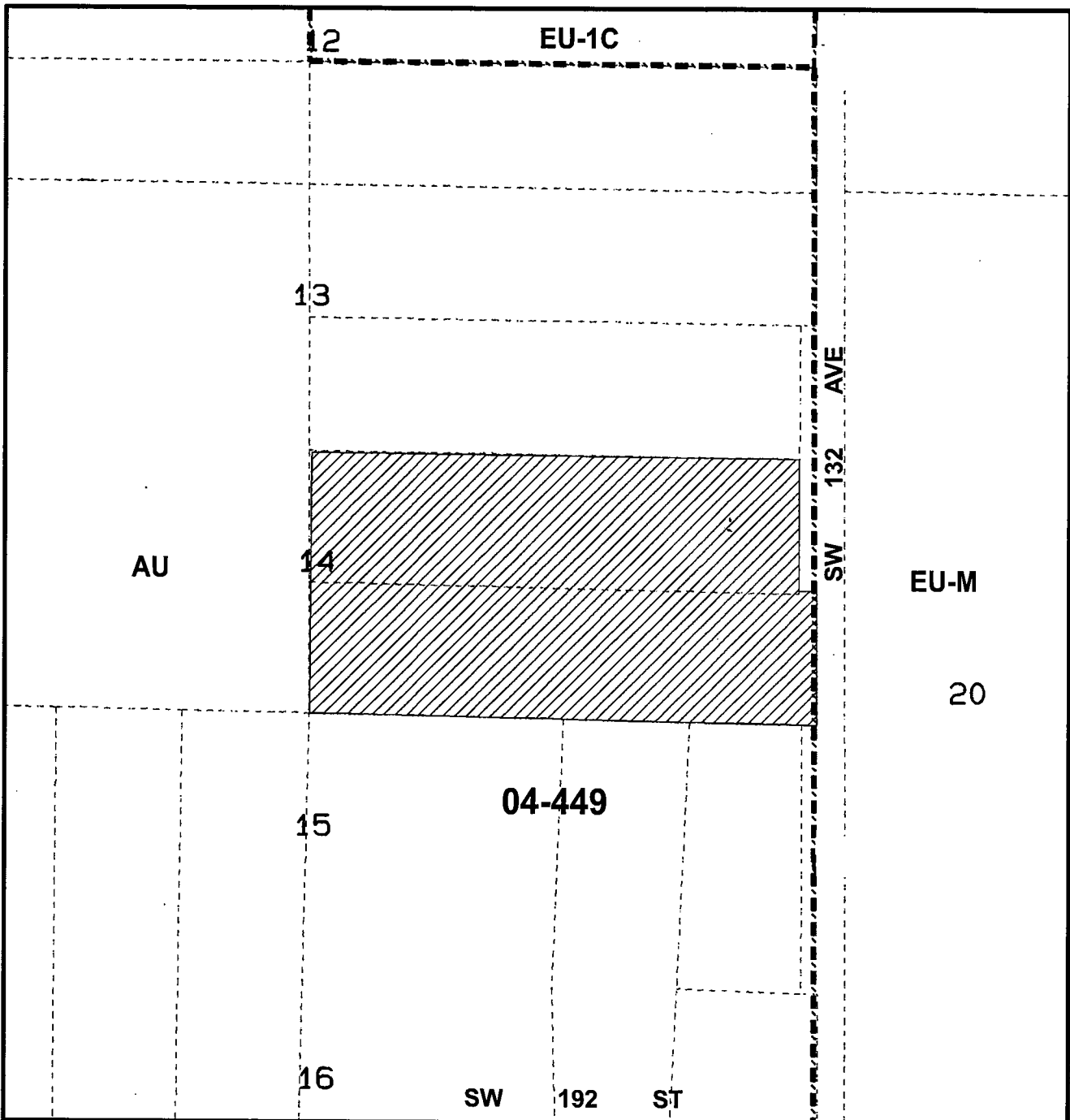
THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36S, RANGE 30 EAST, OF TWP. 36S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 67, OF THE PUBLIC RECORDS OF HENDS COUNTY, FLORIDA.

DATE RECORDED: 1988 JUN 17 PM 4:05, 1988 JUN 17
JAN NUMBER: 91-011

HEAVY MEASUREMENT OF DATA

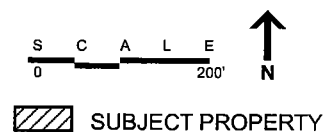
Consulting Engineers • Planners

Figure 1



**MIAMI-DADE COUNTY
HEARING MAP**

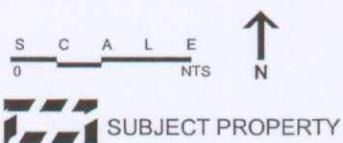
Section: 02 Township: 56 Range: 39
 Process Number: 04-449
 Applicant: LAZARO BOMBALIER
 District Number: 08
 Zoning Board: C14
 Drafter: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: NTS



2. LAZARO BOMBALIER
(Applicant)

05-9-CZ14-3 (04-449)
BCC/District 8
Hearing Date: 3/23/06

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1986	Agripino Machado & Gloria C. Alamo	Variance parcel sub. into two building sites, each with less frontage and less gross acres than required.	BCC	Approved w/conds.
1997	Agripino Machado	- Special exception to permit a proposed religious facility. - Non-Use variances.	CZAB-14	Withdrawn

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

B

APPLICANT'S NAME: LAZARO BOMBALIER

REPRESENTATIVE: NONE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
05-9-CZ14-3 (04-449)	NOVEMBER 15, 2005	CZAB14 05

REQ: (1) AU to EU-M (2) SFR 65' front setback (3) Waive Z reg to permit 25' r-o-w dedication
(4) Waive Sub Regs to permit no sidewalks nor street lighting

REC: DEFERRAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>DEC. 13, 2005</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> PROPERTY NOT POSTED – READVERTISING REQUIRED		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			X
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKESLEE			X
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES			X
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE	X		

VOTE: 4 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: TOM ROBERTSON

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

APPLICANT'S NAME: LAZARO BOMBALIER

3

REPRESENTATIVE: MICHAEL BLACKER & PETE HERNANDEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
05-9-CZ14-3 (04-449)	SEPTEMBER 6, 2005	CZAB14		05

REQ: (1) AU to EU-M
(2) SFR setback 55.47' from front on proposed Lot 1, Block 2

REC: APPROVE #1 SUBJECT TO ACCEPTANCE OF COVENANT
AWC #2 UNDER 33-311(A)(4)(b) & DWOP UNDER 33-311(A)(4)(c)

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):	
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>NOV. 15, 2005</u>	<input checked="" type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS		
<input type="checkbox"/>			

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	X		
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKE-SLEE	X		
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES		X	
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE		X	

VOTE: 5 2

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: RON BERNSTEIN

3

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Lazaro Bombalier

PH: Z04-449 (05-9-CZ14-3)

SECTION: 2-56-39

DATE: March 23, 2006

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

o REQUESTS:

Lazaro Bombalier is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) Applicant is requesting to waive the subdivision regulations requiring sidewalks and street lighting in all residential areas; to permit the subject property with no sidewalks and street lighting.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The requests will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests to allow a single-family residence on a proposed lot to setback more than permitted, to permit less dedication for the west half of S.W. 132 Avenue, and to permit the subject property to be developed with no sidewalks and street lighting are also being sought.

o **LOCATION:**

The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

o **SIZE:** 4.97 Acres

o **IMPACT:**

The approval of the requested district boundary change could authorize 12 additional housing units for the community. However, the applicant has proffered a covenant limiting the development of the site to 9 units. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1986, pursuant to Resolution Z-266-86, the Board of County Commissioners granted a variance to subdivide the subject parcel into two building sites with less frontage and area than required. In 1998, pursuant to Resolution CZAB14-9-98, the applicant withdrew an application before Community Zoning Appeals Board-14 for a Special Exception to permit a proposed religious facility with non-use variances of setback and parking requirements.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new residential locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; single-family residence

Estate Density Residential, 1 to 2.5 du/a

Surrounding Properties:

NORTH:	AU; horse ranch	Estate Density Residential, 1 to 2.5 dua
SOUTH:	AU; single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	AU; plant nursery	Estate Density Residential, 1 to 2.5 dua

The subject property is located on the west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street. The area where the subject property lies is characterized by single-family residences, and agricultural uses.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment;

and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(4)(b) Non-use variances from other than airport regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) Alternative non-use variance standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Chapter 28 Subdivisions- Section 19(A) Variances

(a) *Authority of Community Zoning Appeals Board.* The County's Community Zoning Appeals Board may authorize a variance from these regulations. The Community Zoning Appeals Board may vary the regulations so that substantial justice may be done, provided that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the County's Community Zoning Appeals Board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the Community Zoning Appeals Board shall take into account among other things the nature of the proposed use of the land and the exiting use

of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the County's Community Zoning Appeals Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

- (1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	6 students

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

On December 13, 2005, pursuant to Resolution CZAB14-48-05, the Community Zoning Appeals Board – 14 (CZAB-14) denied without prejudice this application by a vote of 3 to 2. On December 30, 2005, the applicant appealed the CZAB-14's decision to the Board of County Commissioners. The applicant states on the appeal application that the Board's decision to deny the request to rezone the property and accompanying requests was not based on substantial competent evidence introduced into the record. The applicant further states that the requested proposal is consistent with the property's Estate Density designation of the Land Use Plan Map of the Comprehensive Development Master Plan (CDMP) and compatible with the existing EU-M development immediately across from the subject property to the east. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-14's decision to deny this application and retain the existing AU zoning on the property is **consistent** with the CDMP.

The subject property is located on the west side of S.W. 132 Avenue, approximately 660' north of S.W. 192 Street, and about one-half (1/2) mile east of and within the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests are also being sought to permit a single-family residence setback 65' from the front (east) property line where a maximum setback of 50' is permitted, to waive the zoning regulations requiring half section line rights-of-way to be 70' wide to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue, and to permit the subject property to be developed with no sidewalks or

street lighting. The waiver of the sidewalks only pertains to those required by Chapter 28 for half-section line roads. In this instance, said waiver would only apply to the sidewalk required along SW 132 Avenue and not to the entire development since Chapter 28 does not require sidewalks in EU-M zoned subdivisions. However, the waiver of the street lighting pertains to the entire site. The surrounding area where the subject property lies is characterized by EU-M zoned single-family residences, plant nurseries and a horse ranch.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and has indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **12** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways which are currently operating at LOS "A", "B" and "C". **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed zoning will bring **6** additional **students** into the area's public schools. They indicate that South Miami Heights Elementary, Mays Middle and Miami Southridge Senior High School are the schools that will be impacted by this development, which are currently operating at 92%, 97% and 117% of the Florida Inventory of School Houses (FISH) utilization. However, Miami Southridge Senior High School is the only one that exceeds the 115% FISH MDCPS capacity. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above the impact fees required by the Educational Facilities Impact Fee Ordinance.

Approval of this application to rezone the property from AU to EU-M would permit the applicant to provide additional housing units for the community. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 to a maximum of 2.5 units per gross acre for a maximum total of 12 residential units on the site. The applicant has submitted plans indicating the proposed development of this parcel of land with 9 estate-sized residential lots. Additionally, the applicant has proffered a covenant restricting the development of the site to the proposed site plan and limiting the development to a maximum of 9 units as depicted in the submitted plans. As such, the approval of this application, with the proffered covenant, is **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-M (request #1). Staff notes that the subject property is located in a section of land (2-56-39) primarily zoned and developed under the EU-M and AU zoning district regulations. Although the subject site abuts AU zoned properties to the north, west, and south, the proposed EU-M zoning will be in keeping with the development trend in the area to the east consisting of EU-M zoned single-family residential developments. As such, the requested zone change to EU-M would be **compatible** with the current EU-M zoning of single-family residential developments in the area and **consistent** with the Estate Density Residential land use designation of the LUP Map of the CDMP. As such, staff recommends approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

When requests #2 and #3 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that these requests are due to an unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the zoning regulations, staff is of the opinion that requests #2 and #3 cannot be approved under the Alternative Non-Use Variance Standards and should be denied without prejudice under same.

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the non-use variance (NUV) standards, staff is of the opinion that the approval of requests #2 and #3 would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community and would not be a detriment to same. According to the plans submitted, request #2 would allow the maintenance and continued use of the existing single-family residence on the site. The siting of the residence on the proposed lot allows sufficient space to minimize the impact on adjacent properties. Furthermore, the proposed lot configuration allows for compliance with all lot area and frontage requirements of the underlying zoning district and will not result in an obvious departure from the aesthetic character of the immediate vicinity. Request #3, to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue, is also supported by staff. Additionally, the Public Works Department has no objections to this request and has indicated that road dedications and improvements will be accomplished through the recording of a plat. As a result, staff recommends approval of requests #2 and #3 under the NUV Standards.

The requested waiver of the required street lighting and sidewalks (request #4) would, in staff's opinion, be a public safety issue for children and their families since street lights and sidewalks are necessary for pedestrians walking or individuals riding their bicycles. Chapter 28 states that no request to waive the subdivision regulations shall be granted unless the Community Zoning Appeals Board (CZAB) finds that there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land; that the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and that the granting of the variance will not be detrimental to the public welfare or injurious to the other properties in the territory in which the property is situated. Staff is of the opinion that approval of this request would set a precedent for future similar requests of this kind in the area. Staff notes that in order to preserve the rural character of the community, Community Zoning Appeals Board-14 has consistently recommended and approved waivers of sidewalks and street lights. However, given staff's concern regarding public safety issues and the fact that the applicant has not demonstrated that denial of this request would preclude the reasonable use of the land, staff recommends denial without prejudice of this request #4.

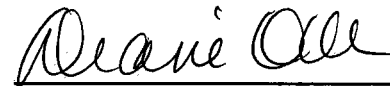
Accordingly, staff recommends approval of the appeal as it pertains to request #1 to permit a zone change to EU-M, subject to the Board's acceptance of the proffered covenant; approval of the appeal as it pertains to requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of the appeal as it pertains to said requests under Section 33-311(A)(4)(c) (ANUV); and denial without prejudice of the appeal as it pertains to request #4.

I. RECOMMENDATION:

Approval of the appeal as it pertains to request #1 to permit a zone change to EU-M, subject to the Board's acceptance of the proffered covenant, approval of the appeal as it pertains to requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of the appeal as it pertains to said requests under Section 33-311(A)(4)(c) (ANUV); and denial without prejudice of the appeal as it pertains to request # 4.

J. CONDITIONS: None.

DATE INSPECTED: 08/01/05
DATE TYPED: 08/09/05
DATE REVISED: 08/10/05; 08/11/05; 08/15/05, 08/29/05, 09/12/05, 10/14/05;
11/04/05; 11/09/05; 11/18/05; 01/26/06; 02/07/06; 02/10/06;
02/24/06; 03/13/06
DATE FINALIZED: 03/13/06
DO'QW:AJT:MTF:LVT:CSE:JV



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: February 10, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Acting Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-14 #Z2004000449
Lazaro Bombalier
W/S of SW 132nd Avenue and SW 190th Terrace
DBC from AU to EU-M, and NUV of Setback Requirements
(AU) (4.97 Ac.)
02-56-39

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 3,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LAZARO BOMBALIER

This Department has no objections to this application.

This Department has no objections to the request to permit the development of the site without the construction of sidewalks or street lighting. A similar variance was approved for the property to the east.


This Department has no objections to the request to permit 25 feet of dedication on the west side of SW 132 Ave. where 35 feet is required. A similar variance was approved for the property to the east side of SW 132 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9818	SW 137 Ave. s/o SW 152 St.	B	B
9876	SW 184 St. w/o SW 117 Ave.	A	A
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A Pino, P.L.S.
10-NOV-05

14

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY

AMOUNT OF FEE

1,227.51

RECEIPT #

1200518356

DATE HEARD: 12 / 13 / 05

BY CZAB # 14-48-05

RECEIVED
DEC 30 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 05-9CZ14-3/04-449/ Resolution No. CZAB14-48-05

Filed in the name of (Applicant) Lazaro Bombalier

Name of Appellant, if other than applicant

Address/Location of APPELLANT'S property: The west side of SW 132 Avenue & approximately 660 ft. north of SW 192 street, Miami-Dade County, Florida

Application, or part of Application being Appealed (Explanation):

Entire Appealable Application

Appellant (name): Lazaro Bombalier

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

See attached Exhibit "A"

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of December, year: 2005

X Signed _____

Lazaro Bombalier

Print Name

18920 SW 132 Avenue, Miami, FL

Mailing Address

(305) 970-4416

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Attorney for Lazaro Bombalier

Representing

Signature

Calisto Padua, Esq.

Print Name

2665 S. Birchwood Dr. Ste. 420

Address

Miami

FL

33133

City

State

Zip

305-854-0800

Telephone Number

Subscribed and Sworn to before me on the 30 day of December, year 2005

Notary Public

Subscribed and Sworn to before me this 30 day of December 2005

(stamp/seal)

Notary Commission Expires:

Page

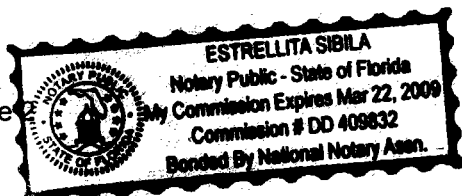


EXHIBIT A

Appeal of Resolution No. CZAB14-48-05 Lazaro Bombalier, Appellant

On December 13, 2005, Community Zoning Appeals Board (the "Board") passed and adopted Resolution CZAB 14-48-05 (copy attached) denying

- (1) A district boundary change from AU to EU-M
- (2) Request to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Request to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) Request to waive the subdivision regulations requiring sidewalks and street lighting in all residential areas; to permit the subject property with no sidewalks and street lighting.

(collectively the "Request")

The Board's decision was arbitrary and not based on substantial competent evidence.

The substantial competent evidence on the record reflects that the proposed Request is consistent with the property's Estate Density land use designation of the LUP Map of the County's CDMP and compatible with existing EU-M development immediately across from the property, see attached Miami-Dade County Department of Planning & Zoning recommendations to Community Council No. 14.

RESOLUTION NO. CZAB14-48-05

WHEREAS, LAZARO BOMBALIER applied for the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requests for a district boundary change (Item #1), to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (Item #2), to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication for the west half of S.W. 132 Avenue

(Item #3), and to permit a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting (Item #4) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the entire application with prejudice was offered by Dawn Lee Blakeslee, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Rose L. Evans-Coleman	absent
Wilbur B. Bell	nay	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	nay
Dr. Pat Wade	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requests for a district boundary change (Item #1), to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (Item #2), to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication for the west half of S.W. 132 Avenue (Item #3), and to permit a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting (Item #4) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 13th day of December, 2005.

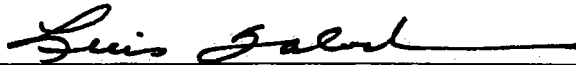
Hearing No. 05-9-CZ14-3
Is

STATE OF FLORIDA

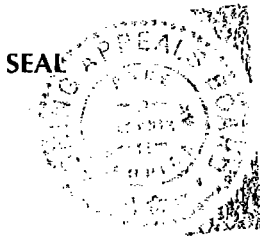
COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-48-05 adopted by said Community Zoning Appeals Board at its meeting held on the 13th day of December 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2005.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning





Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

May 26, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Lazaro Bombalier - Application No. 04-449 (CC14)
West of SW 132 Avenue at SW 190 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 117% of FISH % utilization (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on May 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
May 26, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

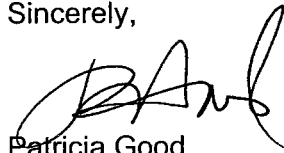
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) +
2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,400 square feet, the 9-unit development is estimated to generate approximately \$19,200 (\$2,448 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0610
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Pedro Hernandez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-449, Lazaro Bombalier (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 4.97 acres

MSA/Multiplier: 7.2/.78

LOCATION: West of SW 132 Avenue at SW 190 Terrace

NUMBER OF UNITS: 8 single-family units (1 unit currently permitted under existing zoning classification, for a total of 9 units)

ESTIMATED STUDENT POPULATION: 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE: Mays Middle – 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
S. Miami Heights Elem.	711/ 714*	709	100%/ 100%*	62	92%/ 93%*	824
Mays Middle	968/ 969*	957	101%/ 101%*	40	97%/ 97%*	1084
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	117%/ 117%*	3987

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Proposed Relief Schools

School

Funding Year

FY 06-07

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(2858 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	709
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	6444

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294.

CAPITAL COSTS: Based on the State's May-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	3	x	\$ 13,545	=	\$ 40,635
MIDDLE	1	x	\$ 15,530	=	\$ 15,530
SENIOR	2	x	\$ 20,551	=	\$ 41,102
Total Potential Capital Cost					\$ 97,267

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	GARY & TERRI ANTOSH #04-443	12505 SW 216 St.	23 Units/ 18 Students	CARIBBEAN ELEM-8 MAYS MID-5 SOUTHRIDGE SR-5	9/6 7/6 9/6	CC14	PENDING
2	JESUS PELLETIER #04-336	NWC of SW 320 St. & SW 188 Ave.	58 Units/ 41 Students	W HOMESTEAD ELEM-19 HOMESTEAD MID-10 SOUTH DADE SR-12	9/6 9/6 7/6	CC14	PENDING
3	MARTIN, LYDIA & KAREN AVICK #05-043	NEC of SW 280 St. SW 155 Ave.	8 Units/ 6 Student	REDLAND ELEM-3 REDLAND MID-1 SOUTH DADE SR-2	7/6 7/6 7/6	CC14	PENDING
4	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
5	TRUE DELIVERANCE CHURCH OF CHRIST #04-455	18300 SW 109 Ave.	12 Units/ 5 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14	PENDING
6	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 01/12/05	DENIED
7	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 01/14/04	APPROVED
8	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 01/28/03	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 02/06/01	APPROVED
10	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 02/11/04	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 02/21/01	APPROVED
12	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 02/25/03 09/30/03	APPROVED
13	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 02/3/05	APPROVED
14	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 02/9/05	APPROVED
15	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 03/06/02	APPROVED

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16	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 04/14/04	APPROVED
17	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 04/14/04	APPROVED
18	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 04/14/04	DENIED
19	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 04/25/01	APPROVED
20	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 04/4/05	APPROVED
21	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 05/13/0	APPROVED
22	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 05/29/03	APPROVED
23	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 05/30/01 10/11/01	DENIED REVISED & APPROVED
24	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 06/15/04	APPROVED
25	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 06/26/03	DENIED
26	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 07/20/04	DENIED
27	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 07/24/01 03/25/03	APPROVED
28	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 09/25/02	APPROVED
29	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 09/7/04	APPROVED
30	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 09/7/04	APPROVED
31	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED

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32	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 02/25/03	APPROVED
33	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
34	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
35	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
36	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
37	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
38	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 12/16/04	APPROVED
39	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 12/16/04	DENIED
40	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
41	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
42	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEM-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
43	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
44	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	106 Units/ 64 Students	CARIBBEAN ELEM MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 BCC 07/11/02	APPROVED
45	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
46	SIRE USA CORP & CORAL FORT, INC. #04-454	8501 SW 200 St.	6 Units/ 4 Students	WHISPERING PINES ELEM-2 CUTLER RIDGE MID-1 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15	PENDING
47	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED

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48	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED
49	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 01/20/04	APPROVED
50	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 01/28/02	APPROVED
51	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 01/30/03	APPROVED
52	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 02/12/02	APPROVED
53	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 02/15/05	APPROVED
54	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trnpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 02/15/05	DENIED
55	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 02/17/04	APPROVED
56	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 02/17/04	APPROVED
57	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 02/25/03	APPROVED
58	RICHARDS TRACTORS & IMP, INC. #04-377	SEC of SW 160 Ave. and SW 306 St.	28 Units/ 21 Students	CAMPBELL DRIVE ELEM-10 CAMPBELL DRIVE MID-5 HOMESTEAD SR-5	9/6 9/6 9/6	CC15 03/15/05	APPROVED
59	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 03/16/04	APPROVED
60	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 03/16/04	APPROVED
61	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 03/16/04	DENIED
62	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 03/26/02	APPROVED
63	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 03/27/03	APPROVED
64	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 04/23/02	APPROVED

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65	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 05/01/01	APPROVED \$128,400 O/A
66	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 05/19/04	APPROVED
67	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 06/04/02	APPROVED
68	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 06/04/02	APPROVED
69	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
70	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
71	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 06/16/04	APPROVED
72	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 06/24/03	APPROVED
73	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 06/24/03	APPROVED
74	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 07/24/03	APPROVED
75	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEM-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 07/24/03	APPROVED
76	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 07/24/03	APPROVED
77	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 07/24/03	APPROVED
78	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 08/21/03	APPROVED
79	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 09/04/01	DENIED
80	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 09/04/01	DENIED
81	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 09/11/03	APPROVED

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82	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 09/23/03 12/04/03	APPROVED
83	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
84	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
85	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
86	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
87	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
88	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
89	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
90	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
91	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
92	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
93	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
94	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
95	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
96	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
97	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
98	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

99	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
100	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
101	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
102	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
103	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 05/19/04	PENDING
104	MALCOLM WISEHEART ET AL #04-328	NWC of SW 87 Ave. and SW 204 St.	48 Units/ 29 Students	WHIGHAM ELEM-13 CENTENNIAL MID-7 SOUTHRIDGE SR-9	9/6 9/6 9/6	CC15 Def.-04/13/05	PENDING
105	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-40 HOMESTEAD MID-21 HOMESTEAD SR-25	9/6 9/6 9/6	CC15 Def.-05/12/05	PENDING

Note: There are eleven applications that are pending which would generate 271- students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CAMPBELL DRIVE ELEM	955	10	965	643	36	142%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	359	1086	513	138	167%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	32	815	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	14854	2387	17241	10558	949	150%
CAMPBELL DRIVE MID	1456	6	1462	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	22	1343	871	59	144%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	517	2218	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9894	1177	11071	6731	524	153%
HOMESTEAD SR	3191	782	3973	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	149	2879	1701	380	138%
SENIOR HIGH TOTALS	9544	1231	10775	7471	641	133%

TOTAL	34292	4795	39087	24760	2114	145%
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CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
7022	Academy of Arts and Minds <i>Opening Fall 2004</i>	9-12	305-448-1100 305-448-9737 Fax	3138 Commodore Plaza Coconut Grove 33133	Ms. Velia Yedra	4	6
0510	Archimedean Academy	K-6	305-279-6572 305-675-8448 Fax 702-993-1328 Fax - <i>Electronic</i>	12425 SW 72 St. Miami 33183	Ms. Pat Booth pbooth@dadeschools.net	5	7
6070	ASPIRA Eugenio Maria De Hostos Charter School	6-8	305-576-1512 305-576-0810 Fax	1910 NE Miami Ct, Miami 33127	Mr. Fernando Lopez flopez@dadeschools.net	4	2
6060	ASPIRA South Youth Leadership Charter School	6-8	305-246-1111 305-246-1433 Fax	14112-14114 SW 288 St. Leisure City 33033	Mr. Kevin Moore kmoore@dadeschools.net	6	9
6020	ASPIRA Youth Leadership Charter School	6-8	305-893-8050 305-891-6055 Fax	13300 Memorial Hwy. N. Miami 33161	Ms. Iliana Peña idpena@dadeschools.net	2	1
0950	Aventura City of Excellence School	K-8	305-466-1499 305-466-1339 Fax	3333 NE 188 St. Aventura 33180	Dr. Katherine Murphy kmurphy@dadeschools.net	2	3
0113	Balere Language Academy <i>Opening Fall 2004</i>	K-8	305-232-9797 305-232-4535 Fax	10600 Caribbean Blvd. Miami 33189	Ms. Rocka Malik	6	9
0070	Coral Reef Montessori Academy	K-8	305-255-0064 305-255-4085 Fax	10853 SW 216 St. Miami 33157 <i>Temporary location:</i> 10875 SW 186 St. Miami 33157	Ms. Juliet King julietking@dadeschools.net Ms. Lucy Canzoneri-Golden	6	9
3030	Doral Academy	K-5	305-597-9999 305-591-2669 Fax	2450 NW 97 Ave. Miami 33172	Ms. Ileana Gomez ileanagomez@dadeschools.net	3	5
6030	Doral Academy Charter Middle	6-8	305-591-0020 305-591-9251 Fax	2601 NW 112 Ave. Miami 33172	Mr. Jose Baca	3	5
7020	Doral Academy High School	9-12	305-597-9950 305-477-6762 Fax	11100 NW 27 St. Miami 33172	Mr. Frank Jimenez	3	5
3600	Downtown Miami Charter School	K-8	305-579-2112 305-579-2115 Fax	305 NW 3 Ave. Miami 33128	Ms. Terry Maus	4	6
6010	Florida International Academy	6-8	305-758-6912 305-758-6985 Fax	7630 Biscayne Blvd. Miami 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	4	2
2060	Theodore R. and Thelma A. Gibson Charter School	K-8	305-648-3126 305-648-3130 Fax	3634 Grand Ave. Miami 33133	TBA	4	6
7007	International Studies Charter High School <i>Opening Fall 2004</i>	9-12	TBA	3280 South Miami Avenue Miami 33127	Mr. Rufus Samkin	4	6
3610	Keys Gate Charter School	K-8	305-230-1616 305-230-1347 Fax	2000 SE 28 Ave. Homestead 33035	Ms. Christine Valadez cvaladez@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0204	Las Palmas Charter <i>Opening Fall 2004</i>	K-8	954-722-1141	14250 SW 202 Avenue Miami 33196	TBA	6	7
0040	Liberty City Charter School	K-8	305-751-2700 305-751-1316 Fax	8700 NW 5 Ave. Miami 33150	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	4	2
0100	Mater Academy	K-5	305-698-9900 305-698-3822 Fax	7700 NW 98th St. Hialeah Gdns 33016	Ms. Kim Guilarte kguilarte@dadeschools.net	1	4
6012	Mater Academy Charter Middle	6-8	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gardens 33016	Mr. Rene Roviroso rroviroso@dadeschools.net	1	4
3100	Mater Academy East Charter School	K-8	305-324-4667 305-324-6580 Fax	450 SW 4th St. Miami 33130	Ms. Beatriz Riera briera@dadeschools.net	4	6
7160	Mater Academy Charter High School	9-12	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gdns 33016	Ms. Judith Marty jmarty@dadeschools.net	1	4
3630	Miami Children's Museum Charter School <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	980 McArthur Causeway Miami 33132 <i>Temporary location for 04-05: 450 SW 4 St. Miami 33130</i>	TBA	4	6
0102	Miami Community Charter School <i>Opening Fall 2004</i>	K-5	305-245-2552 305-245-2527	101 SW Redland Road Miami 33034	Ms. Jila Rezaie	6	7
6040	Miami Shores/Barry University Connected Learning Center	6-8	305-754-2381 305-754-9928 Fax	11441 NW 2 Ave. Miami Shores 33168	Mr. John Ferrell jferrel@dadeschools.net	4	2
0110	North County Charter School	K-5	305-681-9116 305-688-8096 Fax	3400 NW 135th St. Miami 33054	TBA	1	1
5130	North Dade Community Charter School	K-5	TBA	13301 NW 24th Ave. Opa-Locka 33054	Mr. Edward Bethel edbethel@dadeschools.net	1	1
0120	Northeast Academy Charter	K-5	305-685-2456 305-685-2508 Fax	3400 NW 135 St. Miami 33054	TBA	2	3
0600	Pinecrest Preparatory Academy	K-5	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Susie Dopico sdopico@dadeschools.net	5	8
6022	Pinecrest Academy Charter Middle School	6-8	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Jeanette Menendez	5	8
0400	Renaissance Elementary Charter School	K-5	305-591-2225 305-591-2984 Fax	8360 NW 33 St. Miami 33122	Ms. Ana Cordal acordal@dadeschools.net	3	5

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0300	Rosa Parks Charter School/Florida City	K-8	305-246-3336 305-246-3340 Fax	K-5 students will be at this location: 713 West Palm Dr. Florida City 33034 6-8 students will be at this location: 303 West Palm Dr. Florida City 33034	Mr. George Brown gwbrown@dadeschools.net	6	9
0500	Rosa Parks Community School/Overtown	K-6	305-379-4905 305-379-4988 Fax	430 NW 9th St. Miami 33136	Mr. George Brown gwbrown@dadeschools.net	4	2
7030	School for Integrated Academics & Technologies (SIA Tech)	9-12	TBA	Main Campus: Miami Job Corps Center 3050 NW 183 St. Miami South Campus: Homestead Job Corps Center 12350 SW 285 St. Homestead	Ms. Marjorie Lopez	2	1
0520	Somerset Academy Opening Fall 2004	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 Temporary location for 04-05: TBA	TBA	6	9
6004	Somerset Academy Charter Middle Opening Fall 2004	6-8	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 8750 NW 21 Terr, Miami 33172	TBA	6	9
7042	Somerset Academy Charter High School Opening Fall 2004	9-12	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 11100 NW 27 St. Miami 33172	TBA	6	9
0200	Spiral Tech Elementary Charter School	K-5	305-273-0474 305-273-0242 Fax	12400 SW 72 St. Miami 33183	Ms. Gisela Batan gbatan@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
6900	Vankara Academy Charter School	6-8	305-769-2827 305-685-7551 Fax	13307-11 Alexandria Dr. Opa-Locka 33054	TBA	1	1
5710	Sandor Wiener School of Opportunity	K-5	305-623-9631 305-623-9621 Fax	Main Campus: 20000 NW 47 Ct. Opa-Locka 33055	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	1	1
			305-279-3064 305-279-3294 Fax	Kendall Campus: 11025 SW 84th St. Miami 33173	Lead Teacher: Ms. Roxana Ochoa		
4050	Sweet Home Charter School <i>Opening Fall 2004</i>	K-8	Mr. Peter Calin 305-725-0119	TBA	TBA	TBA	TBA
1020	Youth Co-Op Charter School	K-8	305-819-8855 305-819-8455 Fax	12051 W. Okeechobee Rd. Hialeah Gdns 33018	Ms. Maritza Aragon maragon@dadeschools.net	1	4

Memorandum



Date: 23-MAR-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2004000449

Fire Prevention Unit:

Accessibility OK

Development for the above Z2004000449
located at THE WEST SIDE OF S.W. 132 AVENUE AT S.W. 190 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2199 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is
2 alarms annually.

Planned service(s) to mitigate the impact is:

None

Station/Unit

Estimated date of opening

DATE: 01/11/06

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

LAZARO BOMBALIER

THE WEST SIDE OF SW 132
AVENUE & APPROX 600' NORTH
OF SW 192 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2004000449

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

1-10-06 No violations.



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0398", "0861", "2199")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ("ALL" in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

			2004	2005
Grid	Signal Code	Signal Description		
2199	13	SPECIAL INFORMATION/ASSIGNMENT	22	26
	14	CONDUCT INVESTIGATION	13	30
	15	MEET AN OFFICER	50	41
	16	D.U.I.	1	0
	17	TRAFFIC ACCIDENT	23	23
	18	HIT AND RUN	3	6
	19	TRAFFIC STOP	26	28
	20	TRAFFIC DETAIL	6	9
	21	LOST OR STOLEN TAG	3	2
	22	AUTO THEFT	6	2
	25	BURGLAR ALARM RINGING	3	9
	26	BURGLARY	4	6
	27	LARCENY	2	6
	28	VANDALISM	1	2
	29	ROBBERY	1	0
	32	ASSAULT	5	2
	33	SEX OFFENSE	1	0
	34	DISTURBANCE	18	10
	37	SUSPICIOUS VEHICLE	2	2
	38	SUSPICIOUS PERSON	3	0
	39	PRISONER	8	2
	41	SICK OR INJURED PERSON	0	5
	43	BAKER ACT	0	1
	47	BOMB OR EXPLOSIVE ALERT	0	1
	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0398", "0861", "2199")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2004	2005
Grid	Signal Code	Signal Description	
2199	54	FRAUD	1
Total Signals for Grid 2199 :			215



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2004 and 2005



Miami-Dade Police Department

Grid(s): 0398, 0861, 2199

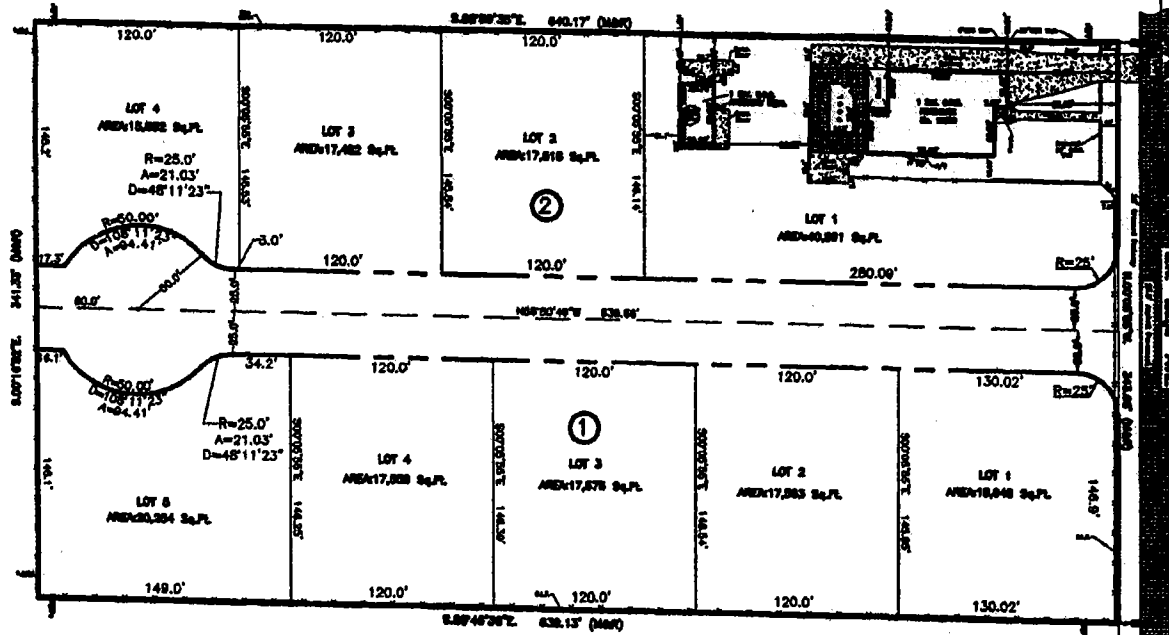
2004 2005

Grid 2199					
Part I					
	2200	BURGLARY		2	4
	2400	MOTOR VEHICLE THEFT		1	4
	110A	RAPE		1	0
	1200	ROBBERY		1	0
	230G	SHOPLIFTING ALL OTHERS		5	4
	230F	SHOPLIFTING FROM A MOTOR VEHICLE		1	1
Part I TOTAL				11	13
Part II					
	260A	FRAUD CON/SWINDLE/FALSE PRET.		1	0
	130B	SIMPLE ASSAULT		1	0
Part II TOTAL				2	0
Grid 2199 TOTAL				13	13

43

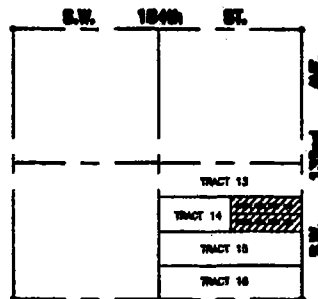
PROPOSED SITE PLAN

SCALE: 1" = 30'



LOCATION MAP

SCALE: NTS



NW 1/4 OF SEC. 3-28-38

FLOOD LINDING

ALL BUILDINGS, STRUCTURES AND PLANTINGS SHALL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (BFE).

THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 28S, RANGE 30E, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IS THE SUBJECT OF THIS FLOOD LINDING.

THE FLOOD LINDING IS BASED ON THE FLOOD ELEVATION DATA PROVIDED BY THE MIAMI-DADE COUNTY FLOOD CONTROL DISTRICT.

TRACT	AREA (SQ. FT.)	FLOOD ELEVATION (FEET)	BASE FLOOD ELEVATION (FEET)
TRACT 13	17,888	10.0	10.0
TRACT 14	17,878	10.0	10.0
TRACT 15	17,883	10.0	10.0
TRACT 16	18,848	10.0	10.0

ALL BUILDINGS, STRUCTURES AND PLANTINGS SHALL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (BFE).

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THE FLOOD LINDING IS BASED ON THE FLOOD ELEVATION DATA PROVIDED BY THE MIAMI-DADE COUNTY FLOOD CONTROL DISTRICT.

SEAL OF THE ENGINEER

KELLY HARRISON OF DAVIS
Consulting Engineers - Planners

DATE: 9/15/2005

PROJECT: PROPOSED SITE PLAN

SCALE: 1" = 30'

BY: [Signature]

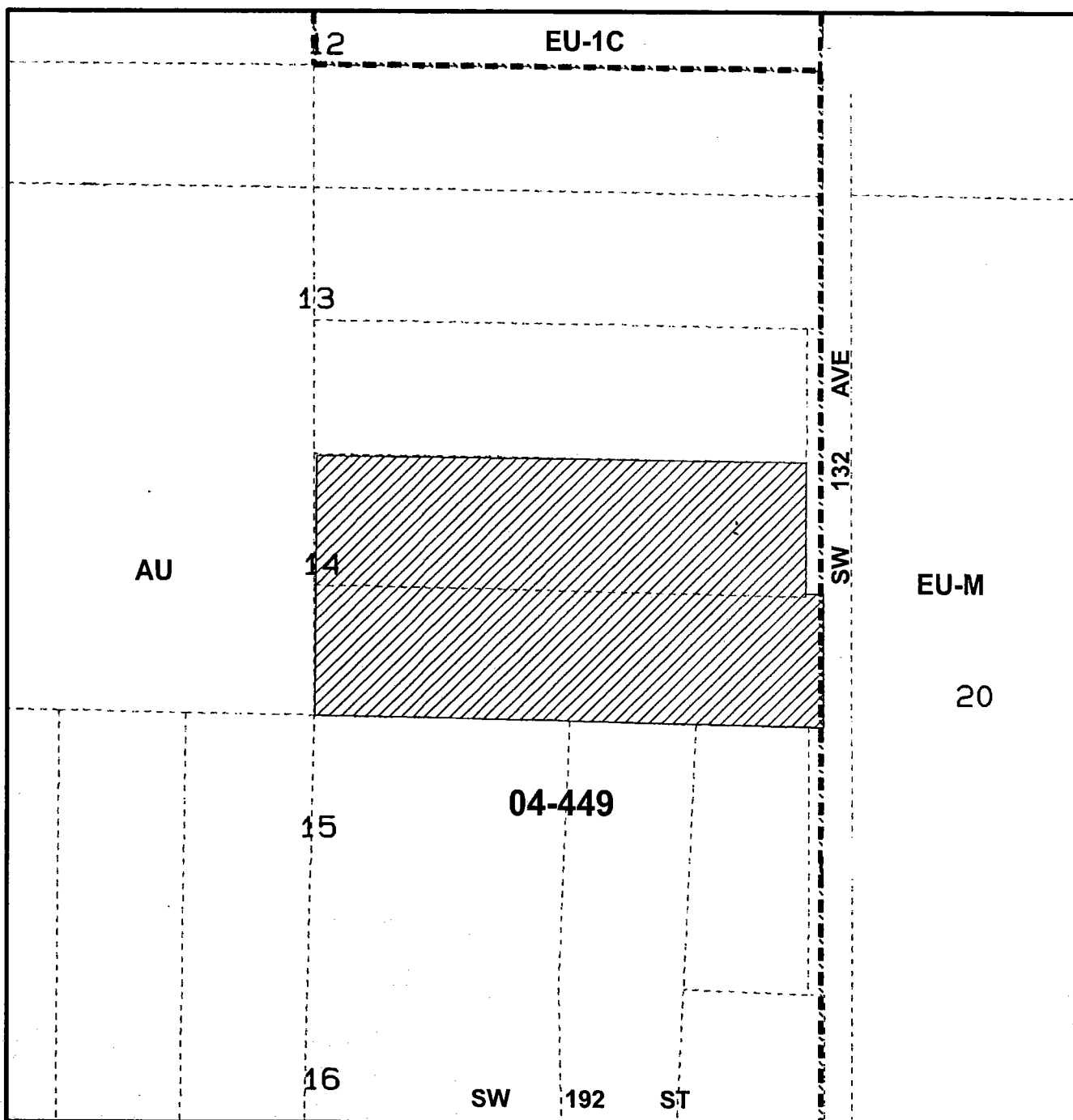
CHECKED BY: [Signature]

DATE: 9/15/2005

Rev#3
204-449
SEP 15 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: [Signature]



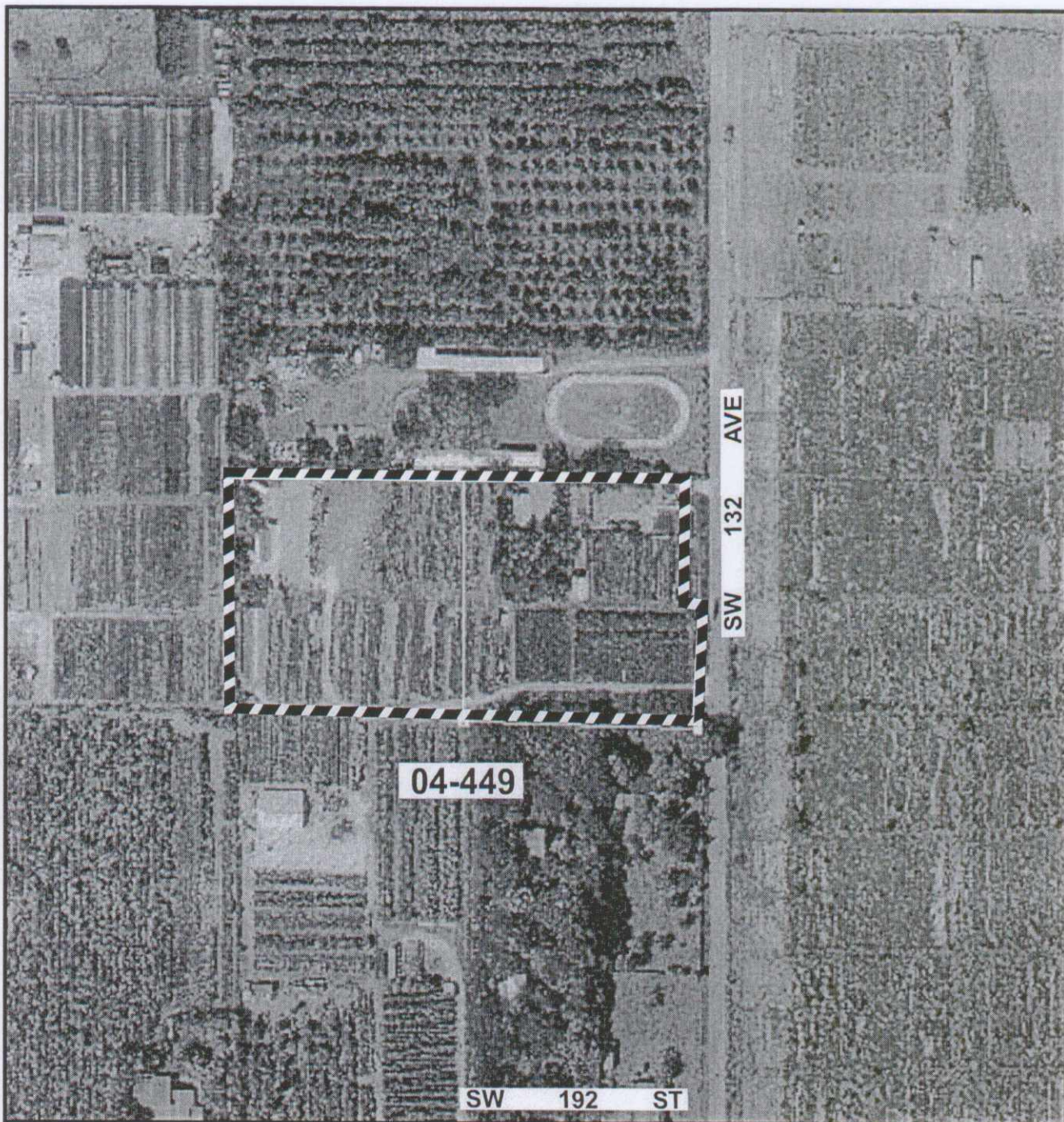
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 02 Township: 56 Range: 39
 Process Number: 04-449
 Applicant: LAZARO BOMBALIER
 District Number: 08
 Zoning Board: C14
 Drafter: ALFREDO
 Scale: 1:200'



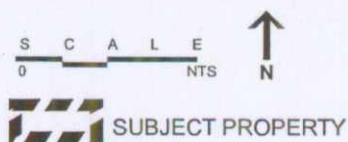
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: NTS



A. LAZARO BOMBALIER
(Applicant)

05-9-CZ14-3 (04-449)
Area 14/District 8
Hearing Date: 12/13/05

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1986	Agripino Machado & Gloria C. Alamo	Variance parcel sub. into two building sites, each with less frontage and less gross acres than required.	BCC	Approved w/conds.
1997	Agripino Machado	Special exception to permit a proposed religious facility. Non-Use variances.	CZAB-14	Withdrawn

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: LAZARO BOMBALIER

3

REPRESENTATIVE: MICHAEL BLACKER & PETE HERNANDEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
05-9-CZ14-3 (04-449)	SEPTEMBER 6, 2005	CZAB14		05

REQ: (1) AU to EU-M
(2) SFR setback 55.47' from front on proposed Lot 1, Block 2

REC: APPROVE #1 SUBJECT TO ACCEPTANCE OF COVENANT
AWC #2 UNDER 33-311(A)(4)(b) & DWOP UNDER 33-311(A)(4)(c)

<input type="checkbox"/>	WITHDRAW:	<input type="checkbox"/>	APPLICATION	<input type="checkbox"/>	ITEM(S):
<input checked="" type="checkbox"/>	DEFER:	<input type="checkbox"/>	INDEFINITELY	<input checked="" type="checkbox"/>	TO: <u>NOV. 15, 2005</u>
		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	W/LEAVE TO AMEND
<input type="checkbox"/>	DENY:	<input type="checkbox"/>	WITH PREJUDICE	<input type="checkbox"/>	WITHOUT PREJUDICE
<input type="checkbox"/>	ACCEPT PROFFERED COVENANT	<input type="checkbox"/>	ACCEPT REVISED PLANS		
<input type="checkbox"/>	APPROVE:	<input type="checkbox"/>	PER REQUEST	<input type="checkbox"/>	PER DEPARTMENT
		<input type="checkbox"/>	PER D.I.C.		
		<input type="checkbox"/>	WITH CONDITIONS		
<input type="checkbox"/>					

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	X		
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKE-SLEE	X		
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES		X	
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE		X	
VOTE:			5	2	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: RON BERNSTEIN

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: LAZARO BOMBALIER

B

REPRESENTATIVE: NONE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
05-9-CZ14-3 (04-449)	NOVEMBER 15, 2005	CZAB14 05

REQ: (1) AU to EU-M (2) SFR 65' front setback (3) Waive Z reg to permit 25' r-o-w dedication
(4) Waive Sub Regs to permit no sidewalks nor street lighting

REC: DEFERRAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>DEC. 13, 2005</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> PROPERTY NOT POSTED – READVERTISING REQUIRED		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			X
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKESLEE			X
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES			X
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE	X		

VOTE: 4 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: TOM ROBERTSON

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Lazaro Bombalier

PH: Z04-449 (05-9-CZ14-3)

SECTION: 2-56-39

DATE: December 13, 2005

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o REQUESTS:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) Applicant is requesting to waive the subdivision regulations requiring sidewalks and street lighting in all residential areas; to permit the subject property with no sidewalks and street lighting.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The requests will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests to allow a single-family residence on a proposed lot to setback more than permitted, to permit less dedication for the west half of S.W. 132 Avenue, and to permit the subject property with no sidewalks and street lighting are also being sought.

o LOCATION:

The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

o **SIZE:** 4.97 Acres

o **IMPACT:**

The approval of the requested district boundary change will provide 12 additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1986, pursuant to Resolution Z-266-86, the Board of County Commissioners granted a variance to subdivide the subject parcel into two building sites with less frontage and area than required. In 1998, pursuant to Resolution CZAB14-9-98, the applicant withdrew an application for a Special Exception to permit a proposed religious facility with non-use variances of setback and parking requirements.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new residential locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; single-family residence

Estate Density Residential, 1 to 2.5 du/a

Surrounding Properties:

NORTH: AU; horse ranch

Estate Density Residential, 1 to 2.5 du/a

SOUTH:	AU; single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	AU; plant nursery	Estate Density Residential, 1 to 2.5 dua

The subject property is located on the west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street. The area where the subject property lies is characterized by single-family residences, and agricultural uses.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Unacceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and
8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and
10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and
12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;

- a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and
14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and
15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and
16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and
17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and
18. safe sight distance triangles shall be maintained as required by this code; and
19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and
20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.
21. the proposed development will meet the following:
 - A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
 - B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;
 - C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
 - D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;
 - E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or
2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or
4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts;
- B. and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-use variances from other than airport regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance

maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) Alternative non-use variance standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Chapter 28 Subdivisions- Section 19(A) Variances

(a) *Authority of Community Zoning Appeals Board.* The County's Community Zoning Appeals Board may authorize a variance from these regulations. The Community Zoning Appeals Board may vary the regulations so that substantial justice may be done, provided that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the County's Community Zoning Appeals Board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the Community Zoning Appeals Board shall take into account among other things the nature of the proposed use of the land and the existing use of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the County's Community Zoning Appeals Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

- (1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
MDTA

No objection*
No objection*
No objection
No objection

Fire Rescue
Police
Schools

No objection
No objection
6 students

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

Due to Hurricane Wilma, the Department was unable to meet all Code-mandated deadlines for the November 15, 2005 hearing. Therefore, this application was deferred to the December 13, 2005 meeting. This application was also deferred from the September 6, 2005 meeting at the applicant's request with leave to amend. The subject property is located on the west side of S.W. 132 Avenue, approximately 660' north of S.W. 192 Street, and roughly one-half (1/2) mile east of and within the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests are also being sought to permit a single-family residence setback 65' from the front (east) property line where a maximum setback of 50' is permitted, to waive the zoning regulations requiring half section line rights-of-way to be 70' wide to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue, and to permit the subject property with no sidewalks and street lighting. The surrounding area where the subject property lies is characterized by EU-M zoned single-family residences, plant nurseries and a horse ranch.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **12** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways which are currently operating at LOS "A", "B" and "C". **Miami-Dade Public Schools** (MDCPS) has indicated that the proposed zoning will bring **6** additional **students** into the area's public schools. They indicate that South Miami Heights Elementary, Mays Middle and Miami Southridge Senior High School are the schools that will be impacted by this development, which are currently operating at 92%, 97% and 117% of the Florida Inventory of School Houses (FISH) utilization. However, Miami Southridge Senior High School is the only one that exceeds the 115% FISH MDCPS capacity. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

Approval of this application to rezone the property from AU to EU-M would permit the applicant to provide additional housing units for the community. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 to a maximum of 2.5 units per gross acre for a maximum total of 12 residential units on the site. The applicant has submitted plans indicating the proposed development of this parcel of land with 9 estate-

sized residential lots. Additionally, the applicant has proffered a covenant restricting the development of the site to the proposed site plan and limiting the development of the site to a maximum of 9 units as depicted in the submitted plans. As such, the approval of this application, with the proffered covenant, is **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-M (request #1). Staff notes that the subject property is located in a section of land (2-56-39) primarily developed under the EU-M and AU zoning district regulations. The proposed EU-M zoning will be in keeping with the development trend in the area consisting of EU-M zoned single-family residential developments. As such, the requested zone change to EU-M would be **compatible** with the current EU-M zoning of single-family residential developments in the area and **consistent** with the Estate Density land use designation of the LUP Map of the CDMP. As such, staff recommends approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

The alternative site development option (ASDO) standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. Further, the alternative site development option (ASDO) standards provide numerical criteria relief for reduced setbacks. However, the ASDO standards do not provide relief for setbacks that exceed the maximum, which is the case of request #2, to permit a single-family residence setback 65' from the front (east) property line where a 50' maximum setback is permitted. As a result, request #2 cannot be analyzed under the ASDO standards and should be denied without prejudice under same.

If requests #2 and #3 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that these requests are due to an unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the zoning regulations, staff is of the opinion that requests #2 and #3 cannot be approved under the Alternative Non-Use Variance Standards and should be denied without prejudice under same.

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the non-use variance (NUV) standards, staff is of the opinion that the approval of requests #2 and #3 would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community and would not be a detriment to same. According to the plans submitted, the existing single-family residence on the proposed lot will have sufficient space to minimize the impact on adjacent properties. Furthermore, the proposed lot configuration allows for compliance with all lot area and frontage requirements of the underlying zoning district, and will not result in an obvious departure from the aesthetic character of the immediate vicinity. As a result, staff recommends approval with conditions of requests #2 and #3 under the NUV Standards.

The requested waiver of the required street lighting and sidewalks (request #4) would, in staff's opinion, be a public safety issue for children and their families since street lights and sidewalks are necessary for pedestrians walking or individuals riding their bicycles. Chapter 28 states that no request to waive the subdivision regulations shall be granted

unless the Community Zoning Appeals Board (CZAB) finds that there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land; that the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and that the granting of the variance will not be detrimental to the public welfare or injurious to the other properties in the territory in which the property is situated. Staff is of the opinion that approval of this request would set a precedent for future similar requests of this kind in the area. Staff notes that in order to preserve the rural character of the community, this Board has consistently recommended and approved waivers of sidewalks and street lights. However, given staff's concern regarding public safety issues and the fact that the applicant has not demonstrated that denial of this request would preclude the reasonable use of the land, staff recommends denial without prejudice of this request.

Accordingly, staff recommends approval of the zone change to EU-M (request #1), subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of request #4 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of requests #2 through #4 under Section 33-311(A)(4)(c) (ANUV), and denial without prejudice of request #2 under Section 33-311(A)(14).

I. RECOMMENDATION:

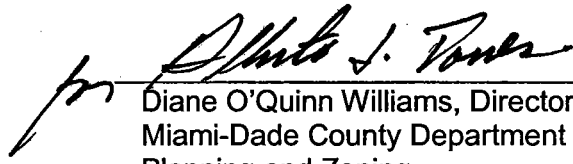
Approval of the zone change to EU-M (request #1), subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of request #4 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of requests #2 through #4 under Section 33-311(A)(4)(c) (ANUV), and denial without prejudice of request #2 under Section 33-311(A)(14).

J. CONDITIONS: For requests #2 and #3 only:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.
5. That the fence surrounding the subject property be removed at such time as development commences on the property to the west.

DATE INSPECTED: 08/01/05
DATE TYPED: 08/09/05
DATE REVISED: 08/10/05; 08/11/05; 08/15/05, 08/29/05, 09/12/05, 10/14/05;
11/04/05; 11/09/05; 11/18/05
DATE FINALIZED: 11/18/05
DO'QW:AJT:MTF:LVT:CSE:JV


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: February 10, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Acting Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

Subject: C-14 #Z2004000449
Lazaro Bombalier
W/S of SW 132nd Avenue and SW 190th Terrace
DBC from AU to EU-M, and NUV of Setback Requirements
(AU) (4.97 Ac.)
02-56-39

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 3,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LAZARO BOMBALIER

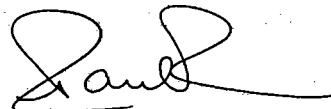
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9818	SW 137 Ave. s/o SW 152 St.	B	B
9876	SW 184 St. w/o SW 117 Ave.	A	A
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

20-MAY-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

May 26, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
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Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Lázaro Bombalier - Application No. 04-449 (CC14)
West of SW 132 Avenue at SW 190 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 117% of FISH % utilization (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on May 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Maria Teresa-Fojo
May 26, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

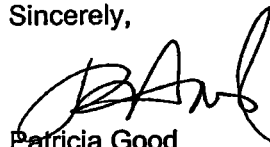
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) +
2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,400 square feet, the 9-unit development is estimated to generate approximately \$19,200 (\$2,448 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0610
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerna
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Pedro Hernandez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-449, Lazaro Bombalier (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 4.97 acres

MSA/Multiplier: 7.2/.78

LOCATION: West of SW 132 Avenue at SW 190 Terrace

**NUMBER OF
UNITS:** 8 single-family units (1 unit currently permitted under existing
zoning classification, for a total of 9 units)

**ESTIMATED
STUDENT
POPULATION:** 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE: Mays Middle – 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
S. Miami Heights Elem.	711/ 714*	709	100%/ 100%*	62	92%/ 93%*	824
Mays Middle	968/ 969*	957	101%/ 101%*	40	97%/ 97%*	1084
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	117%/ 117%*	3987

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Proposed Relief Schools

School

Funding Year

FY 06-07

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(2858 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 709

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 957

Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 6444

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294.

CAPITAL COSTS: Based on the State's May-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	3	x	\$ 13,545	=	\$ 40,635
MIDDLE	1	x	\$ 15,530	=	\$ 15,530
SENIOR	2	x	\$ 20,551	=	\$ 41,102

Total Potential Capital Cost					\$ 97,267
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

	Applicant Name & Number	Location Address	Units/Students	School	Board District/Region	Community Council/Dat	Approved/Denied/Comment
1	GARY & TERRI ANTOSH #04-443	12505 SW 216 St.	23 Units/ 18 Students	CARIBBEAN ELEM-8 MAYS MID-5 SOUTHRIDGE SR-5	9/6 7/6 9/6	CC14	PENDING
2	JESUS PELLETIER #04-338	NWC of SW 320 St. & SW 188 Ave.	58 Units/ 41 Students	W HOMESTEAD ELEM-19 HOMESTEAD MID-10 SOUTH DADE SR-12	9/6 9/6 7/6	CC14	PENDING
3	MARTIN, LYDIA & KAREN AVICK #05-043	NEC of SW 280 St. SW 155 Ave.	8 Units/ 6 Student	REDLAND ELEM-3 REDLAND MID-1 SOUTH DADE SR-2	7/6 7/6 7/6	CC14	PENDING
4	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
5	TRUE DELIVERANCE CHURCH OF CHRIST #04-455	18300 SW 109 Ave.	12 Units/ 5 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14	PENDING
6	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 01/12/05	DENIED
7	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 01/14/04	APPROVED
8	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-61 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 01/28/03	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 02/06/01	APPROVED
10	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 02/11/04	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 02/21/01	APPROVED
12	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-18 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 02/25/03 09/30/03	APPROVED
13	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 02/3/05	APPROVED
14	ORANGE GROVE MANORS, INC. #04-258	30850 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 02/9/05	APPROVED
15	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 03/06/02	APPROVED

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

16	ESTATE OF ELAINE L. EICHLEAY #03-283	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 04/14/04	APPROVED
17	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 04/14/04	APPROVED
18	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 106 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 04/14/04	DENIED
19	VICTOR F. SELJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 04/25/01	APPROVED
20	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 04/4/05	APPROVED
21	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 05/13/0	APPROVED
22	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 05/29/03	APPROVED
23	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 05/30/01 10/11/01	DENIED REVISED & APPROVED
24	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 06/15/04	APPROVED
25	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 16 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 06/26/03	DENIED
26	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 07/20/04	DENIED
27	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 07/24/01 03/25/03	APPROVED
28	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 09/25/02	APPROVED
29	FRV DEVELOPMENT #03-388	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 09/7/04	APPROVED
30	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 09/7/04	APPROVED
31	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

32	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 02/25/03	APPROVED
33	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
34	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
35	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
36	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
37	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
38	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 12/16/04	APPROVED
39	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 12/16/04	DENIED
40	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
41	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
42	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-8/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
43	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
44	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	106 Units/ 64 Students	CARIBBEAN ELEM MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 BCC 07/11/02	APPROVED
45	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
46	SIRE USA CORP & CORAL FORT, INC. #04-454	8501 SW 200 St.	6 Units/ 4 Students	WHISPERING PINES ELEM-2 CUTLER RIDGE MID-1 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15	PENDING
47	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

48	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED
49	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 01/20/04	APPROVED
50	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 01/28/02	APPROVED
51	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 01/30/03	APPROVED
52	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-8 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 02/12/02	APPROVED
53	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 02/15/05	APPROVED
54	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trmpe Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 02/15/05	DENIED
55	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 02/17/04	APPROVED
56	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 02/17/04	APPROVED
57	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 02/25/03	APPROVED
58	RICHARDS TRACTORS & IMP, INC. #04-377	SEC of SW 160 Ave. and SW 306 St.	28 Units/ 21 Students	CAMPBELL DRIVE ELEM-10 CAMPBELL DRIVE MID-5 HOMESTEAD SR-5	9/6 9/6 9/6	CC15 03/15/05	APPROVED
59	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 03/16/04	APPROVED
60	GREGORY W. WOODS #03-296	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 03/16/04	APPROVED
61	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 03/16/04	DENIED
62	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 03/26/02	APPROVED
63	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 228 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 03/27/03	APPROVED
64	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 04/23/02	APPROVED

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CC14 AND CC15

65	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-61 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 05/01/01	APPROVED \$128,400 O/A
66	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-8 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 05/19/04	APPROVED
67	ALEJANDRO ZAMPIER #02-076	S of SW 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 06/04/02	APPROVED
68	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 06/04/02	APPROVED
69	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
70	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
71	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 06/16/04	APPROVED
72	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 06/24/03	APPROVED
73	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 06/24/03	APPROVED
74	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 07/24/03	APPROVED
75	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 07/24/03	APPROVED
76	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 07/24/03	APPROVED
77	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 07/24/03	APPROVED
78	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 08/21/03	APPROVED
79	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 09/04/01	DENIED
80	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 09/04/01	DENIED
81	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 09/11/03	APPROVED

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82	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 09/23/03 12/04/03	APPROVED
83	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
84	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
85	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
86	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
87	GOULDS, LLC #02-328	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
88	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
89	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
90	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-8 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
91	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
92	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	16375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEM-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
93	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
94	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
95	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
96	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
97	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC16 12/11/02	APPROVED
98	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED

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99	CW2, LTD. #02-184	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
100	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-81 HOMESTEAD SR-58	7/6 9/6 9/6	CC15 12/11/02	APPROVED
101	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 116 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
102	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
103	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	38 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-8 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 05/19/04	PENDING
104	MALCOLM WISEHEART ET AL #04-328	NWC of SW 87 Ave. and SW 204 St.	48 Units/ 29 Students	WHIGHAM ELEM-13 CENTENNIAL MID-7 SOUTHRIDGE SR-9	9/6 9/6 9/6	CC15 Def.-04/13/05	PENDING
105	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 88 Students	FLORIDA CITY ELEM-40 HOMESTEAD MID-21 HOMESTEAD SR-25	9/6 9/6 9/6	CC15 Def.-05/12/05	PENDING

Note: There are eleven applications that are pending which would generate 271- students.

ZONING REPORT
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CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	86	156%
CAMPBELL DRIVE ELEM	955	10	965	643	36	142%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	788	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	184	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	359	1086	513	138	167%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	280%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	32	815	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	706	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	1436	287	1724	10564	949	156%
CAMPBELL DRIVE MID	1456	6	1462	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	22	1343	871	59	144%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	517	2218	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9802	117	11071	6731	524	151%
HOMESTEAD SR	3191	762	3973	2928	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	149	2879	1701	380	138%
SENIOR HIGH TOTALS	9544	1211	10774	7473	641	145%

TOTAL	34292	4795	39087	24760	2114	145%
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CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
7022	Academy of Arts and Minds <i>Opening Fall 2004</i>	9-12	305-448-1100 305-448-9737 Fax	3138 Commodore Plaza Coconut Grove 33133	Ms. Velia Yedra	4	6
0510	Archimedean Academy	K-6	305-279-6572 305-675-8448 Fax 702-993-1328 Fax - <i>Electronic</i>	12425 SW 72 St. Miami 33183	Ms. Pat Booth pbooth@dadeschools.net	5	7
6070	ASPIRA Eugenio Maria De Hostos Charter School	6-8	305-576-1512 305-576-0810 Fax	1910 NE Miami Ct, Miami 33127	Mr. Fernando Lopez flopez@dadeschools.net	4	2
6060	ASPIRA South Youth Leadership Charter School	6-8	305-246-1111 305-246-1433 Fax	14112-14114 SW 288 St. Leisure City 33033	Mr. Kevin Moore kmoore@dadeschools.net	6	9
6020	ASPIRA Youth Leadership Charter School	6-8	305-893-8050 305-891-6055 Fax	13300 Memorial Hwy. N. Miami 33161	Ms. Iliana Pefia idpena@dadeschools.net	2	1
0950	Aventura City of Excellence School	K-8	305-466-1499 305-466-1339 Fax	3333 NE 188 St. Aventura 33180	Dr. Katherine Murphy kmurphy@dadeschools.net	2	3
0113	Balere Language Academy <i>Opening Fall 2004</i>	K-8	305-232-9797 305-232-4535 Fax	10600 Caribbean Blvd. Miami 33189	Ms. Rocka Malik	6	9
0070	Coral Reef Montessori Academy	K-8	305-255-0064 305-255-4085 Fax	10853 SW 216 St. Miami 33157 <i>Temporary location: 10875 SW 186 St. Miami 33157</i>	Ms. Juliet King julietking@dadeschools.net Ms. Lucy Canzoneri-Golden	6	9
3030	Doral Academy	K-5	305-597-9999 305-591-2669 Fax	2450 NW 97 Ave. Miami 33172	Ms. Ileana Gomez ileanagomez@dadeschools.net	3	5
6030	Doral Academy Charter Middle	6-8	305-591-0020 305-591-9251 Fax	2601 NW 112 Ave. Miami 33172	Mr. Jose Baca	3	5
7020	Doral Academy High School	9-12	305-597-9950 305-477-6762 Fax	11100 NW 27 St. Miami 33172	Mr. Frank Jimenez	3	5
3600	Downtown Miami Charter School	K-8	305-579-2112 305-579-2115 Fax	305 NW 3 Ave. Miami 33128	Ms. Terry Maus	4	6
6010	Florida International Academy	6-8	305-758-6912 305-758-6985 Fax	7630 Biscayne Blvd. Miami 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	4	2
2060	Theodore R. and Thelma A. Gibson Charter School	K-8	305-648-3126 305-648-3130 Fax	3634 Grand Ave. Miami 33133	TBA	4	6
7007	International Studies Charter High School <i>Opening Fall 2004</i>	9-12	TBA	3280 South Miami Avenue Miami 33127	Mr. Rufus Samkin	4	6
3610	Keys Gate Charter School	K-8	305-230-1616 305-230-1347 Fax	2000 SE 28 Ave. Homestead 33035	Ms. Christine Valadez cvaladez@dadeschools.net	6	9

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LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0204	Las Palmas Charter <i>Opening Fall 2004</i>	K-8	954-722-1141	14250 SW 202 Avenue Miami 33196	TBA	6	7
0040	Liberty City Charter School	K-8	305-751-2700 305-751-1316 Fax	8700 NW 5 Ave. Miami 33150	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	4	2
0100	Mater Academy	K-5	305-698-9900 305-698-3822 Fax	7700 NW 98th St. Hialeah Gdns 33016	Ms. Kim Guilarte kguilarte@dadeschools.net	1	4
6012	Mater Academy Charter Middle	6-8	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gardens 33016	Mr. Rene Roviroso rroviroso@dadeschools.net	1	4
3100	Mater Academy East Charter School	K-8	305-324-4667 305-324-6580 Fax	450 SW 4th St. Miami 33130	Ms. Beatriz Riera briera@dadeschools.net	4	6
7160	Mater Academy Charter High School	9-12	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gdns 33016	Ms. Judith Marty jmarty@dadeschools.net	1	4
3630	Miami Children's Museum Charter School <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	980 McArthur Causeway Miami 33132 <i>Temporary location for 04-05: 450 SW 4 St. Miami 33130</i>	TBA	4	6
0102	Miami Community Charter School <i>Opening Fall 2004</i>	K-5	305-245-2552 305-245-2527	101 SW Redland Road Miami 33034	Ms. Jila Rezale	6	7
6040	Miami Shores/Barry University Connected Learning Center	6-8	305-754-2381 305-754-9928 Fax	11441 NW 2 Ave. Miami Shores 33168	Mr. John Ferrell jferrel@dadeschools.net	4	2
0110	North County Charter School	K-5	305-681-9116 305-688-8096 Fax	3400 NW 135th St. Miami 33054	TBA	1	1
5130	North Dade Community Charter School	K-5	TBA	13301 NW 24th Ave. Opa-Locka 33054	Mr. Edward Bethel edbethel@dadeschools.net	1	1
0120	Northeast Academy Charter	K-5	305-685-2456 305-685-2508 Fax	3400 NW 135 St. Miami 33054	TBA	2	3
0600	Pinecrest Preparatory Academy	K-5	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Susie Dopico sdopico@dadeschools.net	5	8
6022	Pinecrest Academy Charter Middle School	6-8	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Jeanette Menendez	5	8
0400	Renaissance Elementary Charter School	K-5	305-591-2225 305-591-2984 Fax	8360 NW 33 St. Miami 33122	Ms. Ana Cordal acordal@dadeschools.net	3	5

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0300	Rosa Parks Charter School/Florida City	K-8	305-246-3336 305-246-3340 Fax	K-5 students will be at this location: 713 West Palm Dr. Florida City 33034 6-8 students will be at this location: 303 West Palm Dr. Florida City 33034	Mr. George Brown gwbrown@dadeschools.net	6	9
0500	Rosa Parks Community School/Overtown	K-6	305-379-4905 305-379-4988 Fax	430 NW 9th St. Miami 33136	Mr. George Brown gwbrown@dadeschools.net	4	2
7030	School for Integrated Academics & Technologies (SIA Tech)	9-12	TBA	Main Campus: Miami Job Corps Center 3050 NW 183 St. Miami South Campus: Homestead Job Corps Center 12350 SW 285 St. Homestead	Ms. Marjorie Lopez	2	1
0520	Somerset Academy <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary location for 04-05: TBA</i>	TBA	6	9
6004	Somerset Academy Charter Middle <i>Opening Fall 2004</i>	6-8	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 8750 NW 21 Terr, Miami 33172</i>	TBA	6	9
7042	Somerset Academy Charter High School <i>Opening Fall 2004</i>	9-12	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 11100 NW 27 St. Miami 33172</i>	TBA	6	9
0200	Spiral Tech Elementary Charter School	K-5	305-273-0474 305-273-0242 Fax	12400 SW 72 St. Miami 33183	Ms. Gisela Batan gbatan@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
6900	Vankara Academy Charter School	6-8	305-769-2827 305-685-7551 Fax	13307-11 Alexandria Dr. Opa-Locka 33054	TBA	1	1
5710	Sandor Wiener School of Opportunity	K-5	305-623-9631 305-623-9621 Fax	Main Campus: 20000 NW 47 Ct. Opa-Locka 33055	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	1	1
			305-279-3064 305-279-3294 Fax	Kendall Campus: 11025 SW 84th St. Miami 33173	Lead Teacher: Ms. Roxana Ochoa		
4050	Sweet Home Charter School <i>Opening Fall 2004</i>	K-8	Mr. Peter Calin 305-725-0119	TBA	TBA	TBA	TBA
1020	Youth Co-Op Charter School	K-8	305-819-8855 305-819-8455 Fax	12051 W. Okeechobee Rd. Hialeah Gdns 33018	Ms. Maritza Aragon maragon@dadeschools.net	1	4

Memorandum



Date: 23-MAR-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2004000449

Fire Prevention Unit:

Accessibility OK

Development for the above Z2004000449
located at THE WEST SIDE OF S.W. 132 AVENUE AT S.W. 190 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2199 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is
2 alarms annually.

Planned service(s) to mitigate the impact is:

None

Station/Unit

Estimated date of opening

36

DATE: 07/12/05

TEAM METRO

ENFORCEMENT HISTORY

LAZARO BOMBALIER

THE WEST SIDE OF S.W. 132
AVENUE & APPROX 660' NORTH
OF S.W. 192 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

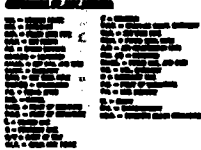
Z2004000449

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

7-12-05 No violations. Active construction site.

SCALE: 1" = 30'

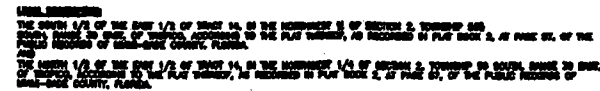


2010-2011

[illegible]

APPROVED AND FORWARDED BY: _____
 SPECIAL AGENT IN CHARGE
 DIVISION OF INVESTIGATION
 UNITED STATES DEPARTMENT OF JUSTICE
 WASHINGTON, D. C.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 07-24-2013 BY 60322 UCBAW

SOULS: NEW

DATE RECEIVED: FEB 22 1965
BY: [illegible]

This drawing is the property of Mundy. Acquisition of books and other articles used or represented in whole or in part in this drawing is prohibited.

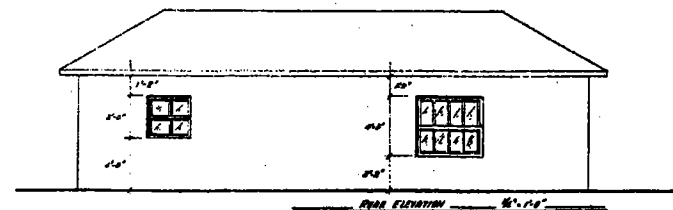
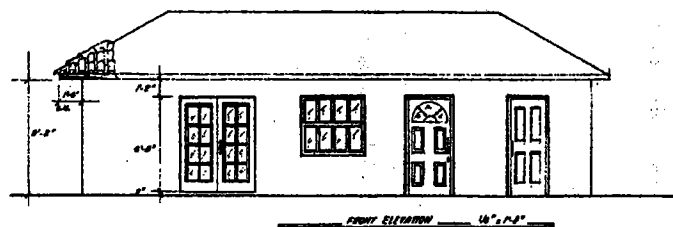
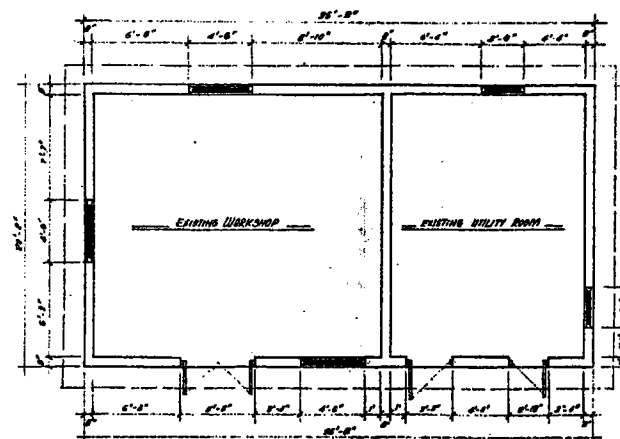
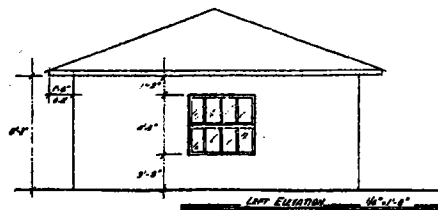
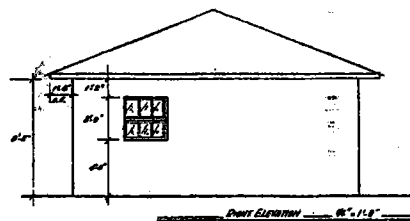
FREE INFORMATION OF RACE
Consulting Engineers, Planners

Figure 1

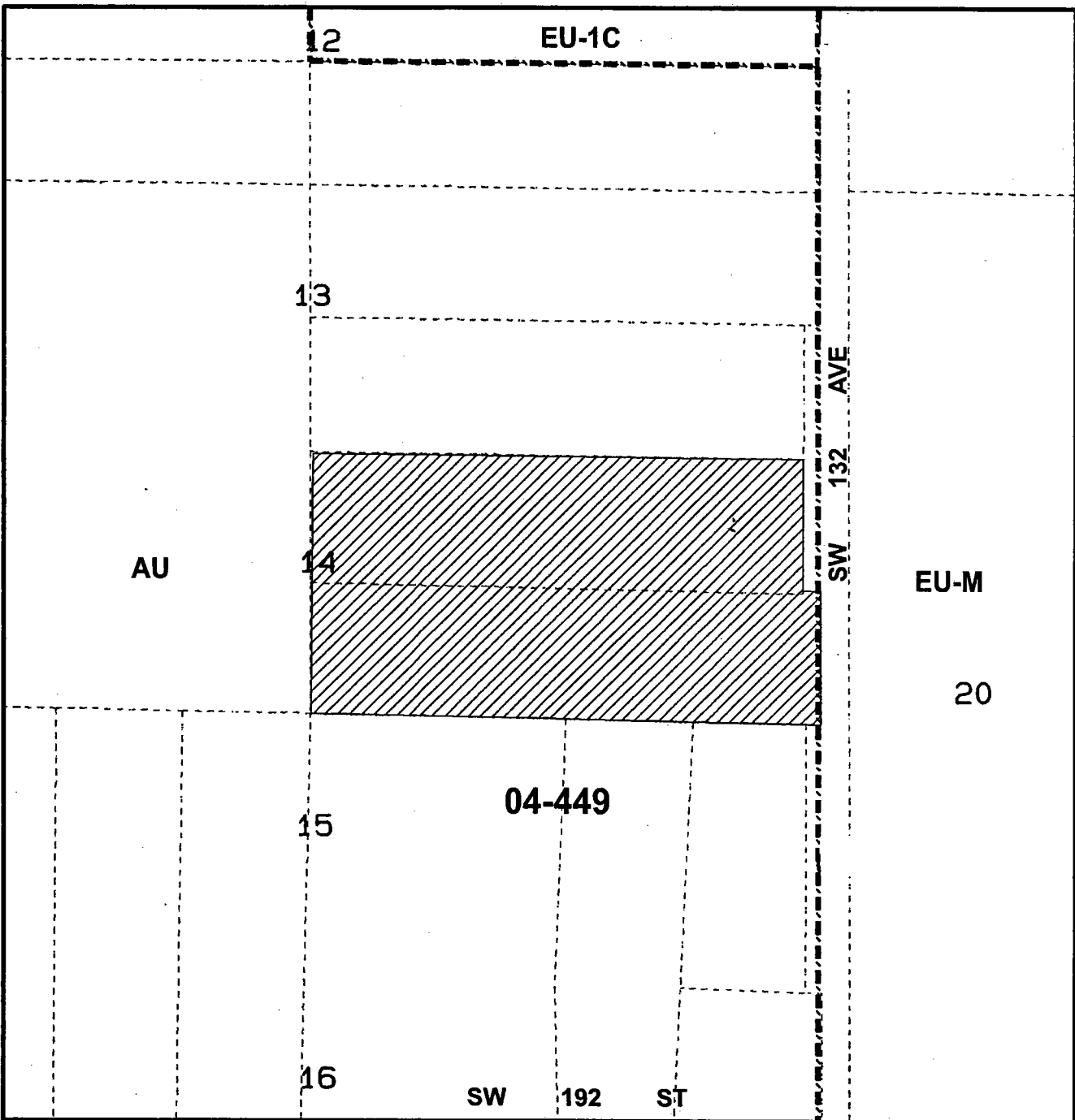
姓名	性别	年龄	职业	住址	电话
张德胜	男	45	教师	XX路XX号	XXXXXX
李小红	女	32	护士	XX街XX号	XXXXXX
王小明	男	28	学生	XX村XX组	XXXXXX
赵大刚	男	55	工人	XX厂XX车间	XXXXXX
孙小丽	女	25	职员	XX公司XX部	XXXXXX
周国强	男	60	农民	XX乡XX村	XXXXXX
吴小芳	女	38	医生	XX诊所XX室	XXXXXX
郑大伟	男	42	工程师	XX设计院XX所	XXXXXX
陈小红	女	35	会计	XX单位XX科	XXXXXX
周小明	男	22	学生	XX学校XX班	XXXXXX
吴大刚	男	50	工人	XX厂XX车间	XXXXXX
孙小丽	女	28	职员	XX公司XX部	XXXXXX
周国强	男	65	农民	XX乡XX村	XXXXXX
吴小芳	女	40	医生	XX诊所XX室	XXXXXX
郑大伟	男	48	工程师	XX设计院XX所	XXXXXX
陈小红	女	30	会计	XX单位XX科	XXXXXX
周小明	男	20	学生	XX学校XX班	XXXXXX
吴大刚	男	52	工人	XX厂XX车间	XXXXXX
孙小丽	女	30	职员	XX公司XX部	XXXXXX
周国强	男	62	农民	XX乡XX村	XXXXXX
吴小芳	女	42	医生	XX诊所XX室	XXXXXX
郑大伟	男	50	工程师	XX设计院XX所	XXXXXX
陈小红	女	32	会计	XX单位XX科	XXXXXX
周小明	男	22	学生	XX学校XX班	XXXXXX
吴大刚	男	55	工人	XX厂XX车间	XXXXXX
孙小丽	女	32	职员	XX公司XX部	XXXXXX
周国强	男	65	农民	XX乡XX村	XXXXXX
吴小芳	女	45	医生	XX诊所XX室	XXXXXX
郑大伟	男	55	工程师	XX设计院XX所	XXXXXX
陈小红	女	35	会计	XX单位XX科	XXXXXX
周小明	男	25	学生	XX学校XX班	XXXXXX
吴大刚	男	58	工人	XX厂XX车间	XXXXXX
孙小丽	女	35	职员	XX公司XX部	XXXXXX
周国强	男	68	农民	XX乡XX村	XXXXXX
吴小芳	女	48	医生	XX诊所XX室	XXXXXX
郑大伟	男	60	工程师	XX设计院XX所	XXXXXX
陈小红	女	38	会计	XX单位XX科	XXXXXX
周小明	男	28	学生	XX学校XX班	XXXXXX
吴大刚	男	60	工人	XX厂XX车间	XXXXXX
孙小丽	女	38	职员	XX公司XX部	XXXXXX
周国强	男	70	农民	XX乡XX村	XXXXXX
吴小芳	女	50	医生	XX诊所XX室	XXXXXX
郑大伟	男	65	工程师	XX设计院XX所	XXXXXX
陈小红	女	40	会计	XX单位XX科	XXXXXX
周小明	男	30	学生	XX学校XX班	XXXXXX
吴大刚	男	65	工人	XX厂XX车间	XXXXXX
孙小丽	女	40	职员	XX公司XX部	XXXXXX
周国强	男	75	农民	XX乡XX村	XXXXXX
吴小芳	女	55	医生	XX诊所XX室	XXXXXX
郑大伟	男	70	工程师	XX设计院XX所	XXXXXX
陈小红	女	45	会计	XX单位XX科	XXXXXX
周小明	男	35	学生	XX学校XX班	XXXXXX
吴大刚	男	70	工人	XX厂XX车间	XXXXXX
孙小丽	女	45	职员	XX公司XX部	XXXXXX
周国强	男	80	农民	XX乡XX村	XXXXXX
吴小芳	女	60	医生	XX诊所XX室	XXXXXX
郑大伟	男	75	工程师	XX设计院XX所	XXXXXX
陈小红	女	50	会计	XX单位XX科	XXXXXX
周小明	男	40	学生	XX学校XX班	XXXXXX
吴大刚	男	75	工人	XX厂XX车间	XXXXXX
孙小丽	女	50	职员	XX公司XX部	XXXXXX
周国强	男	85	农民	XX乡XX村	XXXXXX
吴小芳	女	65	医生	XX诊所XX室	XXXXXX
郑大伟	男	80	工程师	XX设计院XX所	XXXXXX
陈小红	女	55	会计	XX单位XX科	XXXXXX
周小明	男	45	学生	XX学校XX班	XXXXXX
吴大刚	男	80	工人	XX厂XX车间	XXXXXX
孙小丽	女	55	职员	XX公司XX部	XXXXXX
周国强	男	90	农民	XX乡XX村	XXXXXX
吴小芳	女	70	医生	XX诊所XX室	XXXXXX
郑大伟	男	85	工程师	XX设计院XX所	XXXXXX
陈小红	女	60	会计	XX单位XX科	XXXXXX
周小明	男	50	学生</		

DATE:

RECEIVED
204-449
DEC 20 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JSA

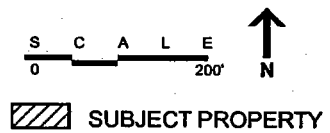


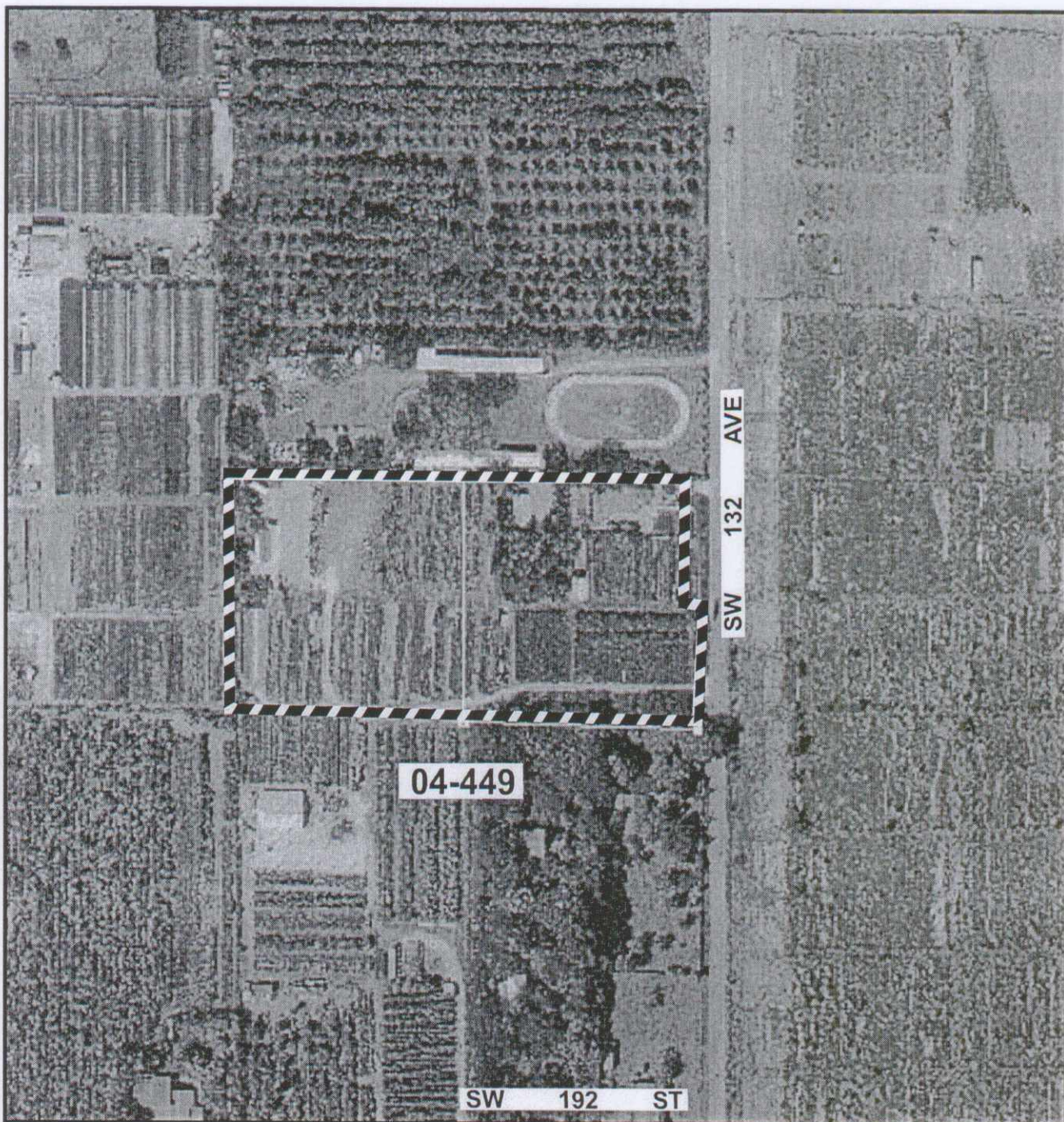
<p><u>EVERING ARCADE BUILDING AT:</u> <u>10250 SW. 122nd Avenue, Miami, FL.</u> <u>OWNER: MR. LEONARD ROSENBERG.</u></p>	<p><u>TRILET ENGINEERS OF DORSE</u> <u>3450 SW. 1ST ST. AVE. # 217</u> <u>MIAMI - FLORIDA 33135</u> <u>PH (305) 564-6563</u> <u>MR. (305) 564-7916</u></p>	<p>REVISIONS</p>
<p>Date <u>12/16/66</u> Drawn <u>W. S. SARGENT</u> Checked <u>W. H. H.</u> Title Sheet <u>A-1</u> Of 1-1 Sheets</p>		



**MIAMI-DADE COUNTY
HEARING MAP**

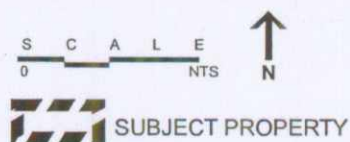
**Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: 1:200'**





MIAMI-DADE COUNTY
AERIAL

Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: NTS



B. LAZARO BOMBALIER
(Applicant)

05-9-CZ14-3 (04-449)
Area 14/District 8
Hearing Date: 11/15/05

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1986	Agripino Machado & Gloria C. Alamo	Variance parcel sub. into two building sites, each with less frontage and less gross acres than required.	BCC	Approved w/conds.
1997	Agripino Machado	Special exception to permit a proposed religious facility. Non-Use variances.	CZAB-14	Withdrawn

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: LAZARO BOMBALIER

3

REPRESENTATIVE: MICHAEL BLACKER & PETE HERNANDEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
05-9-CZ14-3 (04-449)	SEPTEMBER 6, 2005	CZAB14		05

REQ: (1) AU to EU-M
(2) SFR setback 55.47' from front on proposed Lot 1, Block 2

REC: APPROVE #1 SUBJECT TO ACCEPTANCE OF COVENANT
AWC #2 UNDER 33-311(A)(4)(b) & DWOP UNDER 33-311(A)(4)(c)

<input type="checkbox"/> WITHDRAW: <input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER: <input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>NOV. 15, 2005</u> <input checked="" type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE <input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT <input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE: <input type="checkbox"/> PER REQUEST <input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.	
<input type="checkbox"/> WITH CONDITIONS	

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	X		
MR.		Wilbur B. BELL	X		
MS.		Dawn Lee BLAKE\$LEE	X		
MS.	S	Rose L. EVANS-COLEMAN	X		
MR.		Don JONES		X	
VICE-CHAIRMAN	M	Curtis LAWRENCE (C.A.)	X		
MADAME CHAIRPERSON		DR. Pat WADE		X	
VOTE:			5	2	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: RON BERNSTEIN

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Lazaro Bombalier

PH: Z04-449 (05-9-CZ14-3)

SECTION: 2-56-39

DATE: November 15, 2005

COMMISSION DISTRICT: 8

ITEM NO.: B

A. INTRODUCTION

o REQUESTS:

(1) AU to EU-M

(2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).

(3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.

(4) Applicant is requesting to waive the subdivision regulations requiring sidewalks and street lighting in all residential areas; to permit the subject property with no sidewalks and street lighting.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The requests will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests to allow a single-family residence on a proposed lot to setback more than permitted, to permit less dedication for the west half of S.W. 132 Avenue, and to permit the subject property with no sidewalks and street lighting are also being sought.

o LOCATION:

The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

- o **SIZE:** 4.97 Acres
- o **IMPACT:**

The approval of the requested district boundary change will provide 12 additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1986, pursuant to Resolution Z-266-86, the Board of County Commissioners granted a variance to subdivide the subject parcel into two building sites with less frontage and area than required. In 1998, pursuant to Resolution CZAB14-9-98, the Community Zoning Appeals Board 14 granted an approval for a Special Exception to permit a proposed religious facility. Additionally, non-use variances of setback and parking requirements were granted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new residential locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; single-family residence

Estate Density Residential, 1 to 2.5 du

Surrounding Properties:

NORTH: AU; horse ranch

Estate Density Residential, 1 to 2.5 du

SOUTH:	AU; single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	AU; plant nursery	Estate Density Residential, 1 to 2.5 dua

The subject property is located on the west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street. The area where the subject property lies is characterized by single-family residences, and agricultural uses.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Unacceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and
8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and
10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and
12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;

- a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and
14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and
15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and
16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and
17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and
18. safe sight distance triangles shall be maintained as required by this code; and
19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and
20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.
21. the proposed development will meet the following:
 - A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
 - B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;
 - C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
 - D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or
2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or
4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts;
- B. and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-use variances from other than airport regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications

for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) Alternative non-use variance standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Chapter 28 Subdivisions- Section 19(A) Variances

(a) *Authority of Community Zoning Appeals Board.* The County's Community Zoning Appeals Board may authorize a variance from these regulations. The Community Zoning Appeals Board may vary the regulations so that substantial justice may be done, provided that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the County's Community Zoning Appeals Board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the Community Zoning Appeals Board shall take into account among other things the nature of the proposed use of the land and the existing use of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the County's Community Zoning Appeals Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

(1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.

(2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

(3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

G. NEIGHBORHOOD SERVICES:

DERM

No objection*

Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	6 students

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the September 6, 2005 meeting at the applicant's request with leave to amend. The subject property is located on the west side of S.W. 132 Avenue, approximately 660' north of S.W. 192 Street, and roughly one-half (1/2) mile east of and within the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-M, Estate Modified One Family District. Requests are also being sought to permit a single-family residence setback 65' from the front (east) property line where a maximum setback of 50' is permitted, to waive the zoning regulations requiring half section line rights-of-way to be 70' wide to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue, and to permit the subject property with no sidewalks and street lighting. The surrounding area where the subject property lies is characterized by EU-M zoned single-family residences, plant nurseries and a horse ranch.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **12** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways which are currently operating at LOS "A", "B" and "C". **Miami-Dade Public Schools** (MDCPS) has indicated that the proposed zoning will bring **6** additional **students** into the area's public schools. They indicate that South Miami Heights Elementary, Mays Middle and Miami Southridge Senior High School are the schools that will be impacted by this development, which are currently operating at 92%, 97% and 117% of the Florida Inventory of School Houses (FISH) utilization. However, Miami Southridge Senior High School is the only one that exceeds the 115% FISH MDCPS capacity. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

Approval of this application to rezone the property from AU to EU-M would permit the applicant to provide additional housing units for the community. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 to a maximum of 2.5 units per gross acre for a maximum total of 12 residential units on the site. The applicant has

submitted plans indicating the proposed development of this parcel of land with 9 estate-sized residential lots. Additionally, the applicant has proffered a covenant restricting the development of the site to the proposed site plan and limiting the development of the site to a maximum of 9 units as depicted in the submitted plans. As such, the approval of this application, with the proffered covenant, is **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-M (request #1). Staff notes that the subject property is located in a section of land (2-56-39) primarily developed under the EU-M and AU zoning district regulations. The proposed EU-M zoning will be in keeping with the development trend in the area consisting of EU-M zoned single-family residential developments. As such, the requested zone change to EU-M would be **compatible** with the current EU-M zoning of single-family residential developments in the area and **consistent** with the Estate Density land use designation of the LUP Map of the CDMP. As such, staff recommends approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

The alternative site development option (ASDO) standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. Further, the alternative site development option (ASDO) standards provide numerical criteria relief for reduced setbacks. However, the ASDO standards do not provide relief for setbacks that exceed the maximum, which is the case of request #2, to permit a single-family residence setback 65' from the front (east) property line where a 50' maximum setback is permitted. As a result, request #2 cannot be analyzed under the ASDO standards and should be denied without prejudice under same.

If requests #2 and #3 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that these requests are due to an unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the zoning regulations, staff is of the opinion that requests #2 and #3 cannot be approved under the Alternative Non-Use Variance Standards and should be denied without prejudice under same.

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the non-use variance (NUV) standards, staff is of the opinion that the approval of requests #2 and #3 would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community and would not be a detriment to same. According to the plans submitted, the existing single-family residence on the proposed lot will have sufficient space to minimize the impact on adjacent properties. Furthermore, the proposed lot configuration allows for compliance with all lot area and frontage requirements of the underlying zoning district, and will not result in an obvious departure from the aesthetic character of the immediate vicinity. As a result, staff recommends approval with conditions of requests #2 and #3 under the NUV Standards.

The requested waiver of the required street lighting and sidewalks (request #4) would, in staff's opinion, be a public safety issue for children and their families since street lights and sidewalks are necessary for pedestrians walking or individuals riding their bicycles.

Chapter 28 states that no request to waive the subdivision regulations shall be granted unless the Community Zoning Appeals Board (CZAB) finds that there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land; that the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and that the granting of the variance will not be detrimental to the public welfare or injurious to the other properties in the territory in which the property is situated. Staff is of the opinion that approval of this request would set a precedent for future similar requests of this kind in the area. Staff notes that in order to preserve the rural character of the community, this Board has consistently recommended and approved waivers of sidewalks and street lights. However, given staff's concern regarding public safety issues and the fact that the applicant has not demonstrated that denial of this request would preclude the reasonable use of the land, staff recommends denial without prejudice of this request.

Due to Hurricane Wilma, the Department was unable to meet all Code-mandated deadlines for this hearing and therefore, this application must be deferred to the December 13, 2005 meeting date.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

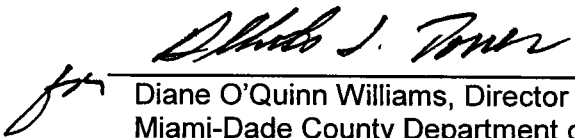
DATE INSPECTED: 08/01/05

DATE TYPED: 08/09/05

DATE REVISED: 08/10/05; 08/11/05; 08/15/05, 08/29/05, 09/12/05, 10/14/05; 11/04/05;
11/09/05

DATE FINALIZED: 11/09/05

DO'QW:AJT:MTF:LVT:CSE:JV



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: February 10, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Acting Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-14 #Z2004000449
Lazaro Bombalier
W/S of SW 132nd Avenue and SW 190th Terrace
DBC from AU to EU-M, and NUV of Setback Requirements
(AU) (4.97 Ac.)
02-56-39

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 3,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LAZARO BOMBALIER

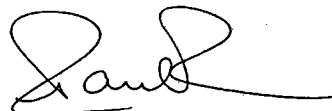
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9818	SW 137 Ave. s/o SW 152 St.	B	B
9876	SW 184 St. w/o SW 117 Ave.	A	A
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

20-MAY-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

May 26, 2005

Miami-Dade County School Board

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Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Lazaro Bombalier - Application No. 04-449 (CC14)
West of SW 132 Avenue at SW 190 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 117% of FISH % utilization (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on May 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Maria Teresa-Fojo
May 26, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

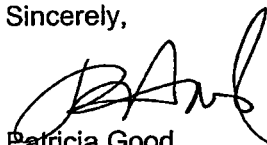
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) +
2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,400 square feet, the 9-unit development is estimated to generate approximately \$19,200 (\$2,448 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0610
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerna
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Pedro Hernandez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-449, Lazaro Bombalier (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 4.97 acres

MSA/Multiplier: 7.2/.78

LOCATION: West of SW 132 Avenue at SW 190 Terrace

**NUMBER OF
UNITS:** 8 single-family units (1 unit currently permitted under existing zoning classification, for a total of 9 units)

**ESTIMATED
STUDENT
POPULATION:** 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE: Mays Middle – 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
S. Miami Heights Elem.	711/ 714*	709	100%/ 100%*	62	92%/ 93%*	824
Mays Middle	968/ 969*	957	101%/ 101%*	40	97%/ 97%*	1084
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	117%/ 117%*	3987

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Proposed Relief Schools

School

Funding Year

FY 06-07

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(2858 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	709
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	6444

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294.

CAPITAL COSTS: Based on the State's May-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	3	x	\$ 13,545	=	\$ 40,635
MIDDLE	1	x	\$ 15,530	=	\$ 15,530
SENIOR	2	x	\$ 20,551	=	\$ 41,102

Total Potential Capital Cost					\$ 97,267
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

	Applicant Name & Number	Location/Address	Units/Students	Schools	Board District(s)/Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	GARY & TERRI ANTOSH #04-443	12505 SW 216 St.	23 Units/ 18 Students	CARIBBEAN ELEM-8 MAYS MID-5 SOUTHRIDGE SR-5	9/6 7/6 9/6	CC14	PENDING
2	JESUS PELLETIER #04-338	NWC of SW 320 St. & SW 188 Ave.	58 Units/ 41 Students	W HOMESTEAD ELEM-19 HOMESTEAD MID-10 SOUTH DADE SR-12	9/6 9/6 7/6	CC14	PENDING
3	MARTIN, LYDIA & KAREN AVICK #05-043	NEC of SW 280 St. SW 155 Ave.	8 Units/ 6 Student	REDLAND ELEM-3 REDLAND MID-1 SOUTH DADE SR-2	7/6 7/6 7/6	CC14	PENDING
4	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
5	TRUE DELIVERANCE CHURCH OF CHRIST #04-455	18300 SW 109 Ave.	12 Units/ 5 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14	PENDING
6	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 01/12/05	DENIED
7	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 01/14/04	APPROVED
8	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 01/28/03	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 02/08/01	APPROVED
10	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 02/11/04	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 02/21/01	APPROVED
12	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-18 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 02/25/03 09/30/03	APPROVED
13	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 184 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 02/3/05	APPROVED
14	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 02/8/05	APPROVED
15	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 03/08/02	APPROVED

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16	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 04/14/04	APPROVED
17	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 04/14/04	APPROVED
18	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 04/14/04	DENIED
19	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 04/25/01	APPROVED
20	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 04/4/05	APPROVED
21	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 05/13/0	APPROVED
22	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 05/29/03	APPROVED
23	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 05/30/01 10/11/01	DENIED REVISED & APPROVED
24	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 06/15/04	APPROVED
25	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 06/26/03	DENIED
26	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 07/20/04	DENIED
27	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 07/24/01 03/25/03	APPROVED
28	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 09/25/02	APPROVED
29	FRV DEVELOPMENT #03-368	18201 SW 109 Ave.	11 Units/ 8 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 09/7/04	APPROVED
30	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 09/7/04	APPROVED
31	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED

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32	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 02/25/03	APPROVED
33	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
34	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
35	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
36	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
37	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
38	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 12/16/04	APPROVED
39	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 12/16/04	DENIED
40	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
41	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
42	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
43	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
44	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	106 Units/ 64 Students	CARIBBEAN ELEM MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 BCC 07/11/02	APPROVED
45	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
46	SIRE USA CORP & CORAL FORT, INC. #04-454	8501 SW 200 St.	6 Units/ 4 Students	WHISPERING PINES ELEM-2 CUTLER RIDGE MID-1 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15	PENDING
47	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED

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48	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED
49	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 01/20/04	APPROVED
50	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Cl.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 01/28/02	APPROVED
51	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 01/30/03	APPROVED
52	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 02/12/02	APPROVED
53	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Cl. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 02/15/05	APPROVED
54	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trmpe Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-38 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 02/15/05	DENIED
55	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 280 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 02/17/04	APPROVED
56	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-289	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 02/17/04	APPROVED
57	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 02/25/03	APPROVED
58	RICHARDS TRACTORS & IMP, INC. #04-377	SEC of SW 160 Ave. and SW 306 St.	28 Units/ 21 Students	CAMPBELL DRIVE ELEM-10 CAMPBELL DRIVE MID-5 HOMESTEAD SR-5	9/6 9/6 9/6	CC15 03/15/05	APPROVED
59	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 03/16/04	APPROVED
60	GREGORY W. WOODS #03-298	18890 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 03/16/04	APPROVED
61	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 6 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 03/16/04	DENIED
62	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 03/26/02	APPROVED
63	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 03/27/03	APPROVED
64	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 04/23/02	APPROVED

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65	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 05/01/01	APPROVED \$128,400 O/A
66	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 05/19/04	APPROVED
67	ALEJANDRO ZAMPIER #02-076	S of SW 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 06/04/02	APPROVED
68	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 06/04/02	APPROVED
69	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
70	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
71	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 06/18/04	APPROVED
72	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 68 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 06/24/03	APPROVED
73	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 06/24/03	APPROVED
74	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	108 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 07/24/03	APPROVED
75	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 07/24/03	APPROVED
76	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 07/24/03	APPROVED
77	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 07/24/03	APPROVED
78	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 08/21/03	APPROVED
79	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	180 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 09/04/01	DENIED
80	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 09/04/01	DENIED
81	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 09/11/03	APPROVED

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82	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-287 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 09/23/03 12/04/03	APPROVED
83	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
84	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
85	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
86	SUMMERVILLE DEVELOPMENT, INC. #03-282	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-8 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
87	GOULDS, LLC #02-328	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
88	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
89	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
90	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
91	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
92	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
93	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
94	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
95	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
96	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
97	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
98	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED

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99	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
100	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
101	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
102	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
103	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 05/18/04	PENDING
104	MALCOLM WISEHEART ET AL #04-328	NWC of SW 87 Ave. and SW 204 St.	48 Units/ 29 Students	WHIGHAM ELEM-13 CENTENNIAL MID-7 SOUTHRIDGE SR-9	9/6 9/6 9/6	CC15 Def.-04/13/05	PENDING
105	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-40 HOMESTEAD MID-21 HOMESTEAD SR-25	9/6 9/6 9/6	CC15 Def.-05/12/05	PENDING

Note: There are eleven applications that are pending which would generate 271- students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CAMPBELL DRIVE ELEM	955	10	965	643	36	142%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	359	1086	513	138	167%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	32	815	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS:	14854	2367	17724	10568	949	150%
CAMPBELL DRIVE MID	1456	6	1462	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	22	1343	871	59	144%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	517	2218	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS:	9891	1177	11061	8731	624	134%
HOMESTEAD SR	3191	782	3973	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	149	2879	1701	380	138%
SENIOR HIGH TOTALS:	9544	1231	10775	7471	641	133%

TOTAL	34292	4795	39087	24760	2114	145%
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CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
7022	Academy of Arts and Minds <i>Opening Fall 2004</i>	9-12	305-448-1100 305-448-9737 Fax	3138 Commodore Plaza Coconut Grove 33133	Ms. Velia Yedra	4	6
0510	Archimedean Academy	K-6	305-279-6572 305-675-8448 Fax 702-993-1328 Fax - <i>Electronic</i>	12425 SW 72 St. Miami 33183	Ms. Pat Booth pbooth@dadeschools.net	5	7
6070	ASPIRA Eugenio Maria De Hostos Charter School	6-8	305-576-1512 305-576-0810 Fax	1910 NE Miami Ct. Miami 33127	Mr. Fernando Lopez flopez@dadeschools.net	4	2
6060	ASPIRA South Youth Leadership Charter School	6-8	305-246-1111 305-246-1433 Fax	14112-14114 SW 288 St. Leisure City 33033	Mr. Kevin Moore kmoore@dadeschools.net	6	9
6020	ASPIRA Youth Leadership Charter School	6-8	305-893-8050 305-891-6055 Fax	13300 Memorial Hwy. N. Miami 33161	Ms. Iliana Peña idpena@dadeschools.net	2	1
0950	Aventura City of Excellence School	K-8	305-466-1499 305-466-1339 Fax	3333 NE 188 St. Aventura 33180	Dr. Katherine Murphy kmurphy@dadeschools.net	2	3
0113	Balere Language Academy <i>Opening Fall 2004</i>	K-8	305-232-9797 305-232-4535 Fax	10600 Caribbean Blvd. Miami 33189	Ms. Rocka Malik	6	9
0070	Coral Reef Montessori Academy	K-8	305-255-0064 305-255-4085 Fax	10853 SW 216 St. Miami 33157 <i>Temporary location: 10875 SW 186 St. Miami 33157</i>	Ms. Juliet King julietking@dadeschools.net Ms. Lucy Canzoneri-Golden	6	9
3030	Doral Academy	K-5	305-597-9999 305-591-2669 Fax	2450 NW 97 Ave. Miami 33172	Ms. Ileana Gomez ileanagomez@dadeschools.net	3	5
6030	Doral Academy Charter Middle	6-8	305-591-0020 305-591-9251 Fax	2601 NW 112 Ave. Miami 33172	Mr. Jose Baca	3	5
7020	Doral Academy High School	9-12	305-597-9950 305-477-6762 Fax	11100 NW 27 St. Miami 33172	Mr. Frank Jimenez	3	5
3600	Downtown Miami Charter School	K-8	305-579-2112 305-579-2115 Fax	305 NW 3 Ave. Miami 33128	Ms. Terry Maus	4	6
6010	Florida International Academy	6-8	305-758-6912 305-758-6985 Fax	7630 Biscayne Blvd. Miami 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	4	2
2060	Theodore R. and Thelma A. Gibson Charter School	K-8	305-648-3126 305-648-3130 Fax	3634 Grand Ave. Miami 33133	TBA	4	6
7007	International Studies Charter High School <i>Opening Fall 2004</i>	9-12	TBA	3280 South Miami Avenue Miami 33127	Mr. Rufus Samkin	4	6
3610	Keys Gate Charter School	K-8	305-230-1616 305-230-1347 Fax	2000 SE 28 Ave. Homestead 33035	Ms. Christine Valadez cvaladez@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0204	Las Palmas Charter <i>Opening Fall 2004</i>	K-8	954-722-1141	14250 SW 202 Avenue Miami 33196	TBA	6	7
0040	Liberty City Charter School	K-8	305-751-2700 305-751-1316 Fax	8700 NW 5 Ave. Miami 33150	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	4	2
0100	Mater Academy	K-5	305-698-9900 305-698-3822 Fax	7700 NW 98th St. Hialeah Gdns 33016	Ms. Kim Guilarte kguilarte@dadeschools.net	1	4
6012	Mater Academy Charter Middle	6-8	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gardens 33016	Mr. Rene Roviroso rroviroso@dadeschools.net	1	4
3100	Mater Academy East Charter School	K-8	305-324-4667 305-324-6580 Fax	450 SW 4th St. Miami 33130	Ms. Beatriz Riera briaera@dadeschools.net	4	6
7160	Mater Academy Charter High School	9-12	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gdns 33016	Ms. Judith Marty jmarty@dadeschools.net	1	4
3630	Miami Children's Museum Charter School <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	980 McArthur Causeway Miami 33132 <i>Temporary location for 04-05: 450 SW 4 St. Miami 33130</i>	TBA	4	6
0102	Miami Community Charter School <i>Opening Fall 2004</i>	K-5	305-245-2552 305-245-2527	101 SW Redland Road Miami 33034	Ms. Jila Rezaie	6	7
6040	Miami Shores/Barry University Connected Learning Center	6-8	305-754-2381 305-754-9928 Fax	11441 NW 2 Ave. Miami Shores 33168	Mr. John Ferrell jferrel@dadeschools.net	4	2
0110	North County Charter School	K-5	305-681-9116 305-688-8096 Fax	3400 NW 135th St. Miami 33054	TBA	1	1
5130	North Dade Community Charter School	K-5	TBA	13301 NW 24th Ave. Opa-Locka 33054	Mr. Edward Bethel edbethel@dadeschools.net	1	1
0120	Northeast Academy Charter	K-5	305-685-2456 305-685-2508 Fax	3400 NW 135 St. Miami 33054	TBA	2	3
0600	Pinecrest Preparatory Academy	K-5	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Susie Dopico sdopico@dadeschools.net	5	8
6022	Pinecrest Academy Charter Middle School	6-8	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Jeanette Menendez	5	8
0400	Renaissance Elementary Charter School	K-5	305-591-2225 305-591-2984 Fax	8360 NW 33 St. Miami 33122	Ms. Ana Cordal acordal@dadeschools.net	3	5

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0300	Rosa Parks Charter School/Florida City	K-8	305-246-3336 305-246-3340 Fax	<i>K-5 students will be at this location: 713 West Palm Dr. Florida City 33034</i> <i>6-8 students will be at this location: 303 West Palm Dr. Florida City 33034</i>	Mr. George Brown gwbrown@dadeschools.net	6	9
0500	Rosa Parks Community School/Overtown	K-6	305-379-4905 305-379-4988 Fax	430 NW 9th St. Miami 33136	Mr. George Brown gwbrown@dadeschools.net	4	2
7030	School for Integrated Academics & Technologies (SIA Tech)	9-12	TBA	Main Campus: Miami Job Corps Center 3050 NW 183 St. Miami South Campus: Homestead Job Corps Center 12350 SW 285 St. Homestead	Ms. Marjorie Lopez	2	1
0520	Somerset Academy <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary location for 04-05: TBA</i>	TBA	6	9
6004	Somerset Academy Charter Middle <i>Opening Fall 2004</i>	6-8	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172</i> 8750 NW 21 Terr, Miami 33172	TBA	6	9
7042	Somerset Academy Charter High School <i>Opening Fall 2004</i>	9-12	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172</i> 11100 NW 27 St. Miami 33172	TBA	6	9
0200	Spiral Tech Elementary Charter School	K-5	305-273-0474 305-273-0242 Fax	12400 SW 72 St. Miami 33183	Ms. Gisela Batan gbatan@dadeschools.net	6	9

**CHARTER SCHOOL LIST
2004-2005**

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
6900	Vankara Academy Charter School	6-8	305-769-2827 305-685-7551 Fax	13307-11 Alexandria Dr. Opa-Locka 33054	TBA	1	1
5710	Sandor Wiener School of Opportunity	K-5	305-623-9631 305-623-9621 Fax	Main Campus: 20000 NW 47 Ct. Opa-Locka 33055	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	1	1
			305-279-3064 305-279-3294 Fax	Kendall Campus: 11025 SW 84th St. Miami 33173	Lead Teacher: Ms. Roxana Ochoa		
4050	Sweet Home Charter School <i>Opening Fall 2004</i>	K-8	Mr. Peter Callin 305-725-0119	TBA	TBA	TBA	TBA
1020	Youth Co-Op Charter School	K-8	305-819-8855 305-819-8455 Fax	12051 W. Okeechobee Rd. Hialeah Gdns 33018	Ms. Maritza Aragon maragon@dadeschools.net	1	4

Memorandum



Date: 23-MAR-05

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue

Subject: Z2004000449

Fire Prevention Unit:

Accessibility OK

Development for the above Z2004000449
located at THE WEST SIDE OF S.W. 132 AVENUE AT S.W. 190 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2199 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is
2 alarms annually.

Planned service(s) to mitigate the impact is:

None

Station/Unit

Estimated date of opening

TEAM METRO

ENFORCEMENT HISTORY

LAZARO BOMBALIER

THE WEST SIDE OF S.W. 132
AVENUE & APPROX 660' NORTH
OF S.W. 192 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2004000449

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

7-12-05 No violations. Active construction site.

Rev#3
RECEIVED
204-449
SEP 15 2005

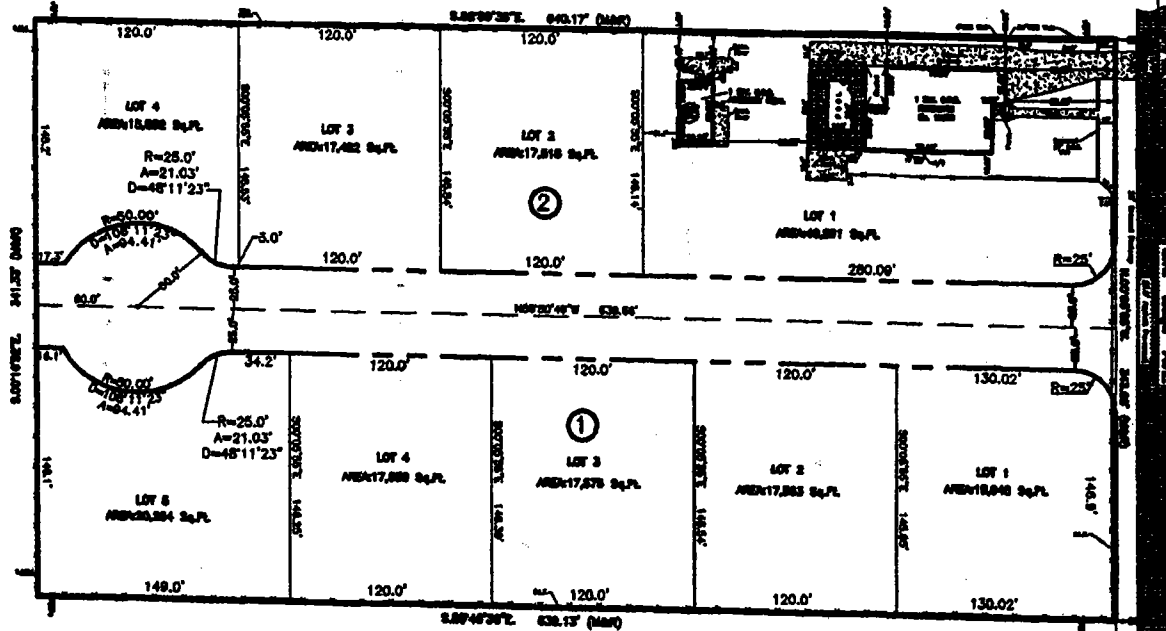
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *JST*

LEGEND

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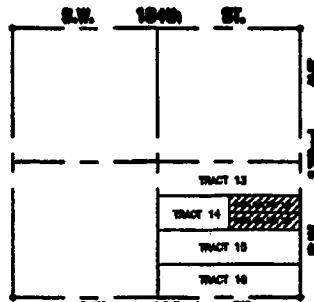
PROPOSED SITE PLAN

SCALE: 1" = 30'



LOCATION MAP

SCALE: 1" = 30'



NW 1/4 OF SEC. 3-00-30

FLOOD LEGEND

LEGEND

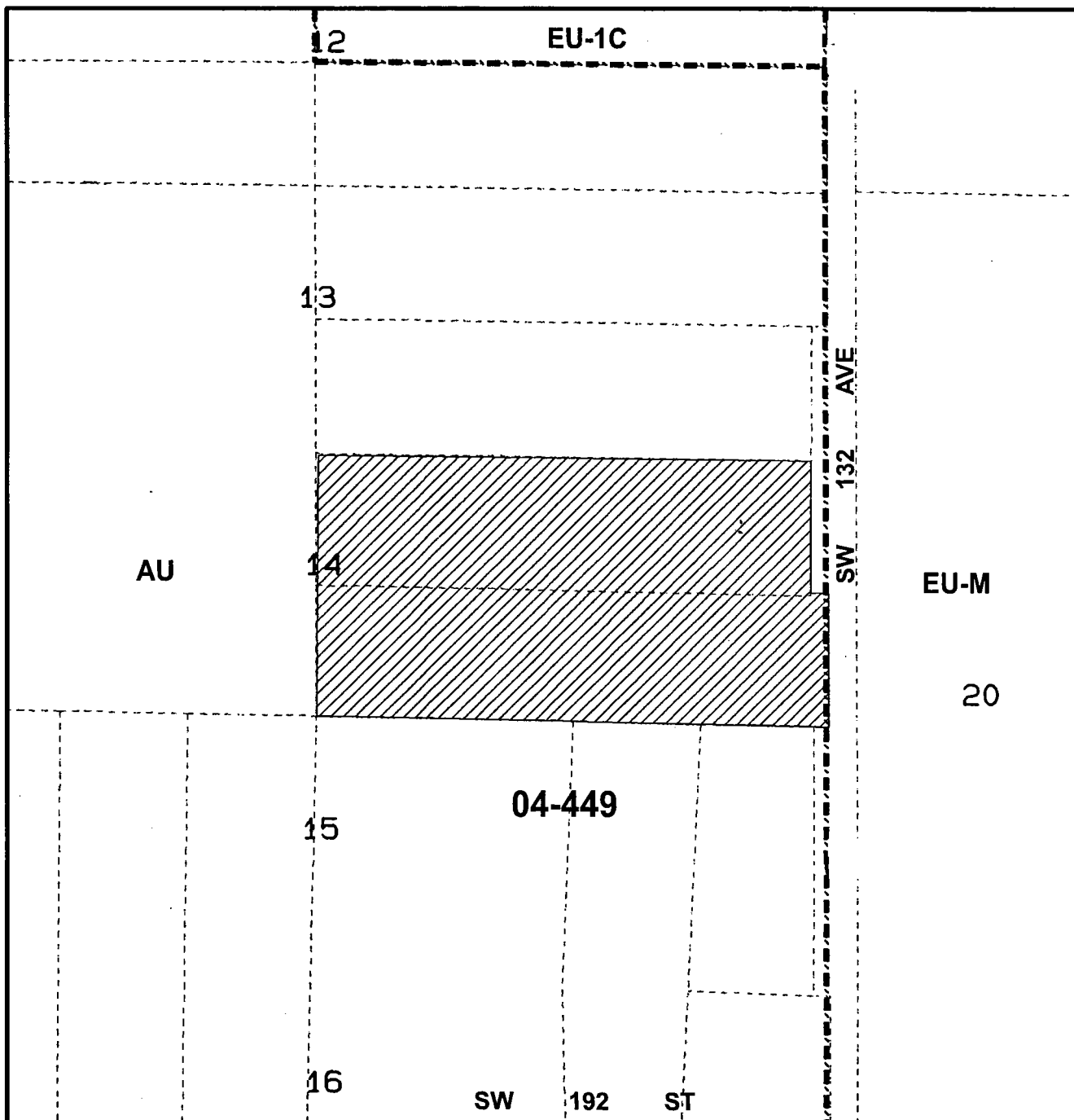
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LEGAL DESCRIPTION
THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NEIGHBORHOOD 3 OF SECTION 3, TOWNSHIP 36S, RANGE 30E, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NEIGHBORHOOD 3 OF SECTION 3, TOWNSHIP 36S, RANGE 30E, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NEIGHBORHOOD 3 OF SECTION 3, TOWNSHIP 36S, RANGE 30E, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NEIGHBORHOOD 3 OF SECTION 3, TOWNSHIP 36S, RANGE 30E, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



Date 12/15/06
Route RT SHAWNEE
Driver JLM
Job
Street
A-1
Qty 1-1 Shards



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 02 Township: 56 Range: 39
 Process Number: 04-449
 Applicant: LAZARO BOMBALIER
 District Number: 08
 Zoning Board: C14
 Drafter: ALFREDO
 Scale: 1:200'



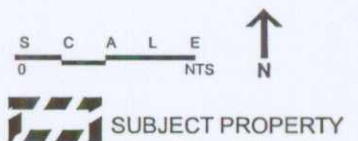
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: NTS



3. LAZARO BOMBALIER
(Applicant)

05-9-CZ14-3 (04-449)
Area 14/District 8
Hearing Date: 9/6/05

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1986	Agripino Machado & Gloria C. Alamo	Variance parcel sub. into two building sites, each with less frontage and less gross acres than required.	BCC	Approved w/conds.
1997	Agripino Machado	Special exception to permit a proposed religious facility. Non-Use variances.	CZAB-14	Withdrawn

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Lazaro Bombalier

PH: Z04-449 (05-9-CZ14-3)

SECTION: 2-56-39

DATE: September 6, 2005

COMMISSION DISTRICT: 8

ITEM NO.: 3

A. INTRODUCTION

o **REQUESTS:**

(1) AU to EU-M

(2) Applicant is requesting to permit a single-family residence setback 55.47' from the front (east) property line (50' maximum permitted) on proposed Lot 1, Block 2.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley engineers of Dade consisting of Sheet 1 dated stamped received 4/18/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified One Family District, and allow a single-family residence on a proposed lot to setback more than permitted.

o **LOCATION:**

The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

o **SIZE:** 4.97 Acres

o **IMPACT:**

The approval of the requested district boundary change will provide 12 additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area. The setback requested could visually impact surrounding properties.

B. ZONING HEARINGS HISTORY:

In 1986, pursuant to Resolution Z-266-86, the Board of County Commissioners granted a variance to subdivide the subject parcel into two building sites with less frontage and area than required. In 1998, pursuant to Resolution CZAB14-9-98, the Community Zoning Appeals Board 14 granted an approval for a Special Exception to permit a proposed religious facility. Additionally, non-use variances of setback and parking requirements were granted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located approximately one-half (1/2) mile east of and within the Urban Development Boundary line.
2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new residential locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; single-family residence

Estate Density Residential, 1 to 2.5 du

Surrounding Properties:

NORTH: AU; horse ranch

Estate Density Residential, 1 to 2.5 du

SOUTH: AU; single-family residences

Estate Density Residential, 1 to 2.5 du

EAST: EU-M; single-family residences

Estate Density Residential, 1 to 2.5 du

WEST: AU; plant nursery

Estate Density Residential, 1 to 2.5 du

The subject property is located on the west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street. The area where the subject property lies is characterized by single-family residences, and agricultural uses.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other

necessary public facilities which have been constructed or planned and budgeted for construction;

- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or

proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and
10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and
12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;

- a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and
- 14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and
 - 15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and
 - 16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and
 - 17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and
 - 18. safe sight distance triangles shall be maintained as required by this code; and
 - 19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and
 - 20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.
 - 21. the proposed development will meet the following:
 - A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
 - B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;
 - C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
 - D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or
2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or
4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts;
- B. and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311 (A)(4)(b) Non-use variances from other than airport regulations.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	6 students

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is located on the west side of S.W. 132 Avenue, approximately 660' north of S.W. 192 Street, and roughly one-half (1/2) mile east of and within the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-M, Estate Modified One Family District, and to permit a single-family residence setback 55.47' from the front (east) property line where a maximum setback of 50' is permitted. The surrounding area where the subject property lies is characterized by EU-M zoned single-family residences, plant nurseries and a horse ranch.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to

comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **12 additional PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways which are currently operating at LOS "A", "B" and "C". **Miami-Dade Public Schools (MDCPS)** has indicated that the proposed zoning will bring **6 additional students** into the area's public schools. They indicate that South Miami Heights Elementary, Mays Middle and Miami Southridge Senior High School are the schools that will be impacted by this development, which are currently operating at 92%, 97% and 117% of the Florida Inventory of School Houses (FISH) utilization. However, Miami Southridge Senior High School is the only one that exceeds the 115% FISH MDCPS capacity. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

Approval of this application to rezone the property from AU to EU-M would permit the applicant to provide additional housing units for the community. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 to a maximum of 2.5 units per gross acre for a total of 12 residential units on the site. The applicant has submitted plans indicating the proposed development of this parcel of land with 9 estate-sized residential lots. Additionally, the applicant has indicated in his revised Letter of Intent that he intends to proffer a covenant restricting the development of the site to the proposed site plan and limiting the development of the site to a maximum of 9 units as depicted in the submitted plans. As such, the approval of this application, with the proffered covenant, is **consistent** with the LUP map of the CDMP.

The Department of Planning and Zoning supports the zone change to EU-M (request #1). Staff notes that the subject property is located in a section of land (2-56-39) primarily developed under the EU-M and AU zoning district regulations. The proposed EU-M zoning will be in keeping with the development trend in the area consisting of EU-M zoned single-family residential developments. As such, the requested zone change to EU-M would be **compatible** with the current EU-M zoning of single-family residential developments in the area and **consistent** with the Estate Density land use designation of the CDMP. As such, staff recommends approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

The alternative site development option (ASDO) standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. Further, the alternative site development option (ASDO) standards provide numerical criteria relief for reduced setbacks. However, the ASDO standards do not provide relief for greater than permitted setback requests, which is the case of request #2, to permit a single-family residence setback 55.47' from the front (east) property line where

a 50' maximum setback is permitted. As a result, request #2 cannot be analyzed under the ASDO standards.

If analyzed under the alternative non-use variance (ANUV) standards, Section 33-311(A)(4)(c), the applicant would have to prove that request #2 is due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with EU-M zoning regulations, staff is of the opinion that request #2 cannot be approved under the alternative non-use variance standards and should be denied without prejudice under same.

When request #2 is analyzed under Section 33-311(A)(4)(b), the non-use variance (NUV) standards, staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community and would not be a detriment to same. According to the plans submitted, the existing single-family residence on the proposed lot will have sufficient space to minimize the impact on adjacent properties. Furthermore, the proposed lot configuration allows for compliance with all lot area and frontage requirements of the underlying zoning district, and will not result in an obvious departure from the aesthetic character of the immediate vicinity. As a result, staff recommends approval with conditions of request #2 under the NUV standards.

Accordingly, staff recommends approval of the zone change to EU-M (request #1), subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of request #2 under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

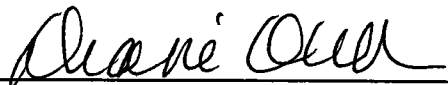
Approval of the zone change to EU-M (request #1), subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of request #2 under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 4/18/05 and Sheet A-1 dated stamped received 12/20/04. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.
5. That the fence surrounding the subject property be removed at such time as development commences on the property to the west.

DATE INSPECTED: 08/01/05
DATE TYPED: 08/09/05
DATE REVISED: 08/10/05; 08/11/05; 08/15/05, 08/29/05
DATE FINALIZED: 08/11/05, 08/29/05
DO'QW:AJT:MTF:LVT:CSE:JV


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: February 10, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Acting Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line.

Subject: C-14 #Z2004000449
Lazaro Bombalier
W/S of SW 132nd Avenue and SW 190th Terrace
DBC from AU to EU-M, and NUV of Setback Requirements
(AU) (4.97 Ac.)
02-56-39

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 3,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LAZARO BOMBALIER

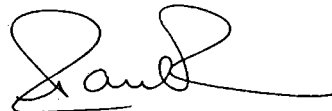
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9818	SW 137 Ave. s/o SW 152 St.	B	B
9876	SW 184 St. w/o SW 117 Ave.	A	A
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

20-MAY-05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LAZARO BOMBALIER

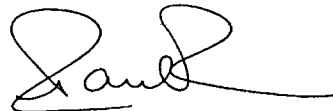
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Raul A Pino, P.L.S.

20-MAY-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

May 26, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Lazaro Bombalier - Application No. 04-449 (CC14)
West of SW 132 Avenue at SW 190 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 117% of FISH % utilization (please see enclosed analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on May 13, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Maria Teresa-Fojo
May 26, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

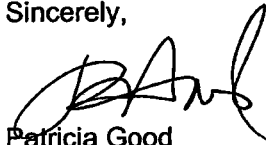
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) +
2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,400 square feet, the 9-unit development is estimated to generate approximately \$19,200 (\$2,448 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0610
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Pedro Hernandez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 04-449, Lazaro Bombalier (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 4.97 acres

MSA/Multiplier: 7.2/.78

LOCATION: West of SW 132 Avenue at SW 190 Terrace

**NUMBER OF
UNITS:** 8 single-family units (1 unit currently permitted under existing
zoning classification, for a total of 9 units)

**ESTIMATED
STUDENT
POPULATION:** 6 students*

ELEMENTARY: 3

MIDDLE: 1

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE: Mays Middle – 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
S. Miami Heights Elem.	711/ 714*	709	100%/ 100%*	62	92%/ 93%*	824
Mays Middle	968/ 969*	957	101%/ 101%*	40	97%/ 97%*	1084
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	117%/ 117%*	3987

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Proposed Relief Schools

School

Funding Year

FY 06-07

New Senior High School – (S/S “TTT”)
(Homestead and Southridge Senior High School Relief)
(2858 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 709

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 957

Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 6444

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294.

CAPITAL COSTS: Based on the State's May-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	3	x	\$ 13,545	=	\$ 40,635
MIDDLE	1	x	\$ 15,530	=	\$ 15,530
SENIOR	2	x	\$ 20,551	=	\$ 41,102

Total Potential Capital Cost					\$ 97,267
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
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CC14 AND CC15

	Applicant Name & Number	Location/Address	Units/Students	School	Board District(s)/Region(s)	Community Council Date	Board Action/Comments
1	GARY & TERRI ANTOSH #04-443	12505 SW 216 St.	23 Units/ 18 Students	CARIBBEAN ELEM-8 MAYS MID-5 SOUTHRIDGE SR-5	9/6 7/6 9/6	CC14	PENDING
2	JESUS PELLETIER #04-338	NWC of SW 320 St. & SW 188 Ave.	58 Units/ 41 Students	W HOMESTEAD ELEM-19 HOMESTEAD MID-10 SOUTH DADE SR-12	9/6 9/6 7/6	CC14	PENDING
3	MARTIN, LYDIA & KAREN AVICK #05-043	NEC of SW 280 St. SW 155 Ave.	8 Units/ 6 Student	REDLAND ELEM-3 REDLAND MID-1 SOUTH DADE SR-2	7/6 7/6 7/6	CC14	PENDING
4	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
5	TRUE DELIVERANCE CHURCH OF CHRIST #04-455	18300 SW 109 Ave.	12 Units/ 5 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14	PENDING
6	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 01/12/05	DENIED
7	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 01/14/04	APPROVED
8	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 01/28/03	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 02/06/01	APPROVED
10	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 02/11/04	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 02/21/01	APPROVED
12	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 02/25/03 09/30/03	APPROVED
13	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 02/3/05	APPROVED
14	ORANGE GROVE MANORS, INC. #04-258	30850 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 02/9/05	APPROVED
15	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 03/06/02	APPROVED

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16	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 178 St.	101 Units/ 68 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 04/14/04	APPROVED
17	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 04/14/04	APPROVED
18	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 108 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 04/14/04	DENIED
19	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 04/25/01	APPROVED
20	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 04/4/05	APPROVED
21	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 05/13/0	APPROVED
22	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 05/29/03	APPROVED
23	PERRY KAYE, TRUSTEE #00-448	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 06/30/01 10/11/01	DENIED REVISED & APPROVED
24	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 06/15/04	APPROVED
25	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 06/26/03	DENIED
26	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 07/20/04	DENIED
27	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 07/24/01 03/25/03	APPROVED
28	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 09/25/02	APPROVED
29	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 09/7/04	APPROVED
30	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 09/7/04	APPROVED
31	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED

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32	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 02/25/03	APPROVED
33	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
34	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
35	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/8/04	APPROVED
36	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 182 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
37	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
38	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 12/16/04	APPROVED
39	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 12/16/04	DENIED
40	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
41	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
42	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
43	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
44	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	106 Units/ 84 Students	CARIBBEAN ELEM MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 BCC 07/11/02	APPROVED
45	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
46	SIRE USA CORP & CORAL FORT, INC. #04-454	8501 SW 200 St.	6 Units/ 4 Students	WHISPERING PINES ELEM-2 CUTLER RIDGE MID-1 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15	PENDING
47	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED

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48	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 01/20/04	APPROVED
49	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 01/20/04	APPROVED
50	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 01/28/02	APPROVED
51	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 01/30/03	APPROVED
52	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 02/12/02	APPROVED
53	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 02/15/05	APPROVED
54	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trnpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 02/15/05	DENIED
55	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-280	NWC of SW 280 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 02/17/04	APPROVED
56	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-289	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 02/17/04	APPROVED
57	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 02/25/03	APPROVED
58	RICHARDS TRACTORS & IMP, INC. #04-377	SEC of SW 160 Ave. and SW 306 St.	28 Units/ 21 Students	CAMPBELL DRIVE ELEM-10 CAMPBELL DRIVE MID-5 HOMESTEAD SR-5	9/6 9/6 9/6	CC15 03/15/05	APPROVED
59	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 03/16/04	APPROVED
60	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 03/16/04	APPROVED
61	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 03/16/04	DENIED
62	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 03/26/02	APPROVED
63	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 03/27/03	APPROVED
64	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 04/23/02	APPROVED

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65	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 05/01/01	APPROVED \$128,400 O/A
66	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-8 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 05/19/04	APPROVED
67	ALEJANDRO ZAMPIER #02-078	S of SW 280 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 06/04/02	APPROVED
68	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 06/04/02	APPROVED
69	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
70	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 06/04/02	APPROVED
71	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 06/16/04	APPROVED
72	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 06/24/03	APPROVED
73	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 06/24/03	APPROVED
74	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 07/24/03	APPROVED
75	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 07/24/03	APPROVED
76	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 07/24/03	APPROVED
77	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 07/24/03	APPROVED
78	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 08/21/03	APPROVED
79	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 09/04/01	DENIED
80	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 09/04/01	DENIED
81	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 09/11/03	APPROVED

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(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

82	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-287 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 09/23/03 12/04/03	APPROVED
83	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
84	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
85	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
86	SUMMERVILLE DEVELOPMENT, INC. #03-282	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
87	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
88	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
89	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
90	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
91	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
92	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEM-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
93	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
94	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
95	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
96	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
97	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
98	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

99	CW2, LTD. #02-184	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
100	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-66	7/6 9/6 9/6	CC15 12/11/02	APPROVED
101	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
102	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
103	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 05/19/04	PENDING
104	MALCOLM WISEHEART ET AL #04-328	NWC of SW 87 Ave. and SW 204 St.	48 Units/ 29 Students	WHIGHAM ELEM-13 CENTENNIAL MID-7 SOUTHRIDGE SR-9	9/6 9/6 9/6	CC15 Def.-04/13/05	PENDING
105	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 88 Students	FLORIDA CITY ELEM-40 HOMESTEAD MID-21 HOMESTEAD SR-25	9/6 9/6 9/6	CC15 Def.-05/12/05	PENDING

Note: There are eleven applications that are pending which would generate 271- students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATING STATIONS	CUMULATIVE PERCENTAGE INCLUDING RELOCATING
AVOCADO ELEM	954	11	965	553	66	156%
CAMPBELL DRIVE ELEM	955	10	965	643	38	142%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	788	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	359	1086	513	138	167%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	280%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	32	815	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	10864	2367	13231	10558	1679	150%
CAMPBELL DRIVE MID	1458	6	1462	1178	0	124%
CENTENNIAL MID	1115	391	1506	798	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	22	1343	871	59	144%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	517	2218	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9892	1177	11069	8731	424	104%
HOMESTEAD SR	3191	782	3973	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	149	2879	1701	380	138%
SENIOR HIGH TOTALS	9544	1231	10775	7471	641	107%

TOTAL	34292	4795	39087	24760	2114	145%
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CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
7022	Academy of Arts and Minds <i>Opening Fall 2004</i>	9-12	305-448-1100 305-448-9737 Fax	3138 Commodore Plaza Coconut Grove 33133	Ms. Velia Yedra	4	6
0510	Archimedean Academy	K-6	305-279-6572 305-675-8448 Fax 702-993-1328 Fax - <i>Electronic</i>	12425 SW 72 St. Miami 33183	Ms. Pat Booth pbooth@dadeschools.net	5	7
6070	ASPIRA Eugenio Maria De Hostos Charter School	6-8	305-576-1512 305-576-0810 Fax	1910 NE Miami Ct, Miami 33127	Mr. Fernando Lopez flopez@dadeschools.net	4	2
6060	ASPIRA South Youth Leadership Charter School	6-8	305-246-1111 305-246-1433 Fax	14112-14114 SW 288 St. Leisure City 33033	Mr. Kevin Moore kmoore@dadeschools.net	6	9
6020	ASPIRA Youth Leadership Charter School	6-8	305-893-8050 305-891-6055 Fax	13300 Memorial Hwy. N. Miami 33161	Ms. Iliana Peña idpena@dadeschools.net	2	1
0950	Aventura City of Excellence School	K-8	305-466-1499 305-466-1339 Fax	3333 NE 188 St. Aventura 33180	Dr. Katherine Murphy kmurphy@dadeschools.net	2	3
0113	Balere Language Academy <i>Opening Fall 2004</i>	K-8	305-232-9797 305-232-4535 Fax	10600 Caribbean Blvd. Miami 33189	Ms. Rocka Malik	6	9
0070	Coral Reef Montessori Academy	K-8	305-255-0064 305-255-4085 Fax	10853 SW 216 St. Miami 33157 <i>Temporary location: 10875 SW 186 St. Miami 33157</i>	Ms. Juliet King julietking@dadeschools.net Ms. Lucy Canzoneri-Golden	6	9
3030	Doral Academy	K-5	305-597-9999 305-591-2669 Fax	2450 NW 97 Ave. Miami 33172	Ms. Ileana Gomez ileanagomez@dadeschools.net	3	5
6030	Doral Academy Charter Middle	6-8	305-591-0020 305-591-9251 Fax	2601 NW 112 Ave. Miami 33172	Mr. Jose Baca	3	5
7020	Doral Academy High School	9-12	305-597-9950 305-477-6762 Fax	11100 NW 27 St. Miami 33172	Mr. Frank Jimenez	3	5
3600	Downtown Miami Charter School	K-8	305-579-2112 305-579-2115 Fax	305 NW 3 Ave. Miami 33128	Ms. Terry Maus	4	6
6010	Florida International Academy	6-8	305-758-6912 305-758-6985 Fax	7630 Biscayne Blvd. Miami 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	4	2
2060	Theodore R. and Thelma A. Gibson Charter School	K-8	305-648-3126 305-648-3130 Fax	3634 Grand Ave. Miami 33133	TBA	4	6
7007	International Studies Charter High School <i>Opening Fall 2004</i>	9-12	TBA	3280 South Miami Avenue Miami 33127	Mr. Rufus Samkin	4	6
3610	Keys Gate Charter School	K-8	305-230-1616 305-230-1347 Fax	2000 SE 28 Ave. Homestead 33035	Ms. Christine Valadez cvaladez@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0204	Las Palmas Charter <i>Opening Fall 2004</i>	K-8	954-722-1141	14250 SW 202 Avenue Miami 33196	TBA	6	7
0040	Liberty City Charter School	K-8	305-751-2700 305-751-1316 Fax	8700 NW 5 Ave. Miami 33150	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	4	2
0100	Mater Academy	K-5	305-698-9900 305-698-3822 Fax	7700 NW 98th St. Hialeah Gdns 33016	Ms. Kim Guilarte kguilarte@dadeschools.net	1	4
6012	Mater Academy Charter Middle	6-8	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gardens 33016	Mr. Rene Rovirosa rovirosa@dadeschools.net	1	4
3100	Mater Academy East Charter School	K-8	305-324-4667 305-324-6580 Fax	450 SW 4th St. Miami 33130	Ms. Beatriz Riera briera@dadeschools.net	4	6
7160	Mater Academy Charter High School	9-12	305-828-1886 305-828-6175 Fax	7901 NW 103 St. Hialeah Gdns 33016	Ms. Judith Marty jmarty@dadeschools.net	1	4
3630	Miami Children's Museum Charter School <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	980 McArthur Causeway Miami 33132 Temporary location for 04-05: 450 SW 4 St. Miami 33130	TBA	4	6
0102	Miami Community Charter School <i>Opening Fall 2004</i>	K-5	305-245-2552 305-245-2527	101 SW Redland Road Miami 33034	Ms. Jila Rezaie	6	7
6040	Miami Shores/Barry University Connected Learning Center	6-8	305-754-2381 305-754-9928 Fax	11441 NW 2 Ave. Miami Shores 33168	Mr. John Ferrell jferrel@dadeschools.net	4	2
0110	North County Charter School	K-5	305-681-9116 305-688-8096 Fax	3400 NW 135th St. Miami 33054	TBA	1	1
5130	North Dade Community Charter School	K-5	TBA	13301 NW 24th Ave. Opa-Locka 33054	Mr. Edward Bethel edbethel@dadeschools.net	1	1
0120	Northeast Academy Charter	K-5	305-685-2456 305-685-2508 Fax	3400 NW 135 St. Miami 33054	TBA	2	3
0600	Pinecrest Preparatory Academy	K-5	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Susie Dopico sdopico@dadeschools.net	5	8
6022	Pinecrest Academy Charter Middle School	6-8	305-207-1027 305-207-1897 Fax	14301 SW 42 St. Miami 33175	Ms. Jeanette Menendez	5	8
0400	Renaissance Elementary Charter School	K-5	305-591-2225 305-591-2984 Fax	8360 NW 33 St. Miami 33122	Ms. Ana Cordal acordal@dadeschools.net	3	5

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
0300	Rosa Parks Charter School/Florida City	K-8	305-246-3336 305-246-3340 Fax	K-5 students will be at this location: 713 West Palm Dr. Florida City 33034 6-8 students will be at this location: 303 West Palm Dr. Florida City 33034	Mr. George Brown gwbrown@dadeschools.net	6	9
0500	Rosa Parks Community School/Overtown	K-6	305-379-4905 305-379-4988 Fax	430 NW 9th St. Miami 33136	Mr. George Brown gwbrown@dadeschools.net	4	2
7030	School for Integrated Academics & Technologies (SIA Tech)	9-12	TBA	Main Campus: Miami Job Corps Center 3050 NW 183 St. Miami South Campus: Homestead Job Corps Center 12350 SW 285 St. Homestead	Ms. Marjorie Lopez	2	1
0520	Somerset Academy <i>Opening Fall 2004</i>	K-5	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary location for 04-05: TBA</i>	TBA	6	9
6004	Somerset Academy Charter Middle <i>Opening Fall 2004</i>	6-8	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 8750 NW 21 Terr, Miami 33172</i>	TBA	6	9
7042	Somerset Academy Charter High School <i>Opening Fall 2004</i>	9-12	Academica Corporation 305-669-2906 305-669-4390 Fax	SW 117 Ave. & 232 St. Miami 33170 <i>Temporary locations for 04-05: 2601 NW 112 Ave. Miami 33172 11100 NW 27 St. Miami 33172</i>	TBA	6	9
0200	Spiral Tech Elementary Charter School	K-5	305-273-0474 305-273-0242 Fax	12400 SW 72 St. Miami 33183	Ms. Gisela Batan gbatan@dadeschools.net	6	9

CHARTER SCHOOL LIST 2004-2005

LOC#	SCHOOL/SCHOOL WEBSITE	GRADE LEVEL	TELEPHONE	ADDRESS	SITE ADMINISTRATOR	AC	VD
6900	Vankara Academy Charter School	6-8	305-769-2827 305-685-7551 Fax	13307-11 Alexandria Dr. Opa-Locka 33054	TBA	1	1
5710	Sandor Wiener School of Opportunity	K-5	305-623-9631 305-623-9621 Fax	Main Campus: 20000 NW 47 Ct. Opa-Locka 33055	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	1	1
			305-279-3064 305-279-3294 Fax	Kendall Campus: 11025 SW 84th St. Miami 33173	Lead Teacher: Ms. Roxana Ochoa		
4050	Sweet Home Charter School <i>Opening Fall 2004</i>	K-8	Mr. Peter Calin 305-725-0119	TBA	TBA	TBA	TBA
1020	Youth Co-Op Charter School	K-8	305-819-8855 305-819-8455 Fax	12051 W. Okeechobee Rd. Hialeah Gdns 33018	Ms. Maritza Aragon maragon@dadeschools.net	1	4

Memorandum



Date: 23-MAR-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2004000449

Fire Prevention Unit:

Accessibility OK

Development for the above Z2004000449
located at THE WEST SIDE OF S.W. 132 AVENUE AT S.W. 190 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2199 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is
2 alarms annually.

Planned service(s) to mitigate the impact is:

None

Station/Unit

Estimated date of opening

At this time, Miami-Dade Fire Rescue can/cannot accomodate the
additional projected service impact.

TEAM METRO

ENFORCEMENT HISTORY

LAZARO BOMBALIER

THE WEST SIDE OF S.W. 132
AVENUE & APPROX 660' NORTH
OF S.W. 192 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

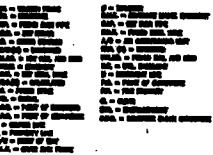
Z2004000449

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

7-12-05 No violations. Active construction site.

SCALE: 1" = 30'



ZONING LEGEND:

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FLOOD LEGEND

ADDRESS: 2800 S.W. 13th Ave. - Miami, Florida
 PORTION OF MAP: 1/2 OF TRACT 14, P.D. 8, 80, 81
 NORTH CORNER OF ROAD: 17. 1000' NORTH CORNER OF ROAD ELABORATE THE
WATER FROM APPROVED GEOTECH PLAN PROVIDED ON
 CALCULATED SURVEY OF 1988 10 000'
 SURVEYED DATE: JAN 1988

	LOWER FLASK EXHAUST	INTER-MIDDLE FLASK EXHAUST	UPPER FLASK EXHAUST	SOLE AIR EXHAUST
PROPOSED				

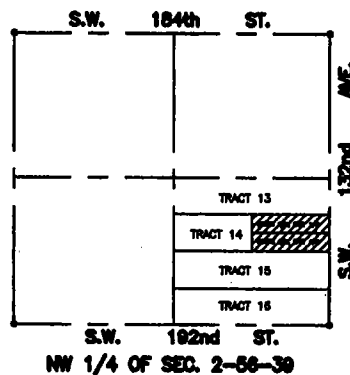
ALL SIGNAGE, MARKINGS, AND PLACING WILL BE PLACED AT OR ABOVE THE MARK PLACED
ELEVATION. (S.F.)

ALL MARKS SHALL BE PLACED WITH A MINIMUM OF TWO (2) SPACES FROM A TRAIL
AND A MINIMUM OF TWO (2) SPACES FROM THE EDGE OF THE ROAD. MARKS SHALL BE PLACED
AND SPACING TO PLACING. THE SPACING OF THE MARKS WILL BE NO MORE THAN ONE (1) FOOT
FROM MARK AND LOCATED ON BOTH SIDES OF THE ROADWAY. MARKS SHALL BE
ELEVATED WITH SIGNAGE OR LOCATIONS. FLOOD PREVENTION MARKS WILL BE USED ONLY S.F.

ALTERNATIVELY, SEE A GROUPED BY P.E. ON THE PLAN ABOVE INDICATING THE SPACES
WILL BE ALLOWED FOR THE AWARDING OF MEDALS OR ACHIEVEMENTS ON EITHER WALL

01-01-00 0000

SCALE: NTS



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204-444
APR 18 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

UNCLASSIFIED

THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26S, RANGE 30E, EAST OF TROPIC, ADJACENT TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF MANA-DEE COUNTY, FLORIDA, AND
THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 14, IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26S, RANGE 30E, EAST OF TROPIC, ADJACENT TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF MANA-DEE COUNTY, FLORIDA.

WTE ADDRESS: WORLD B. BROS. INC., 1000 P. - 3077
JOB NUMBER: 04-120

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KEELEY ENGINEERS OF DADE
Consulting Engineers - Planners

CHRG. No.
04-1131

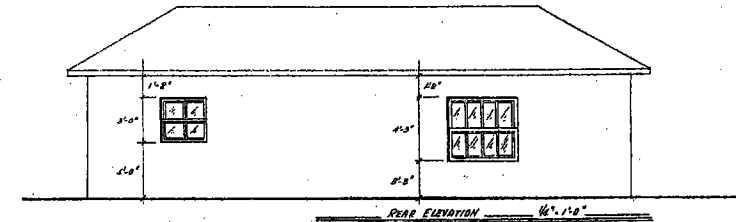
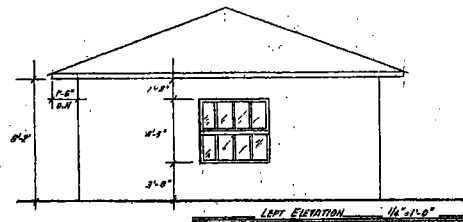
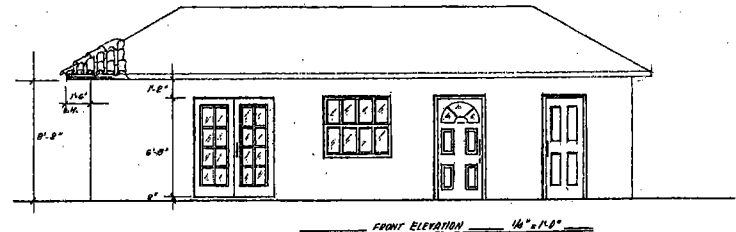
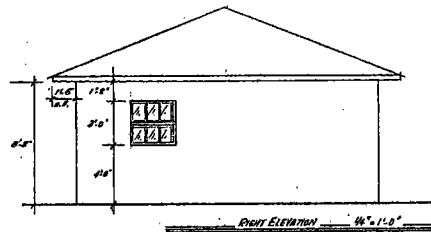
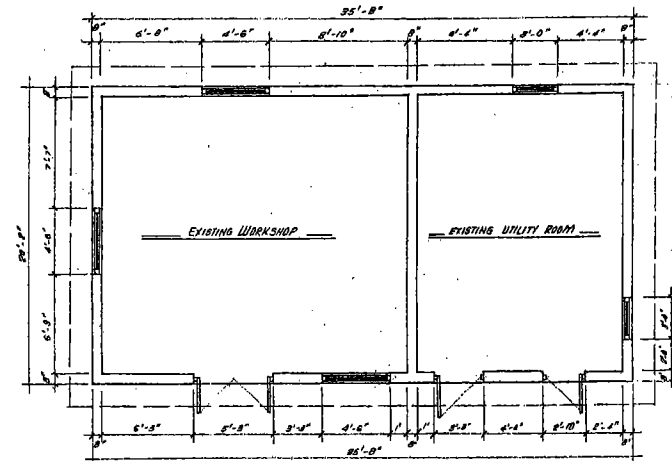
SPRY No.
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 DEC 20 2004

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY JST

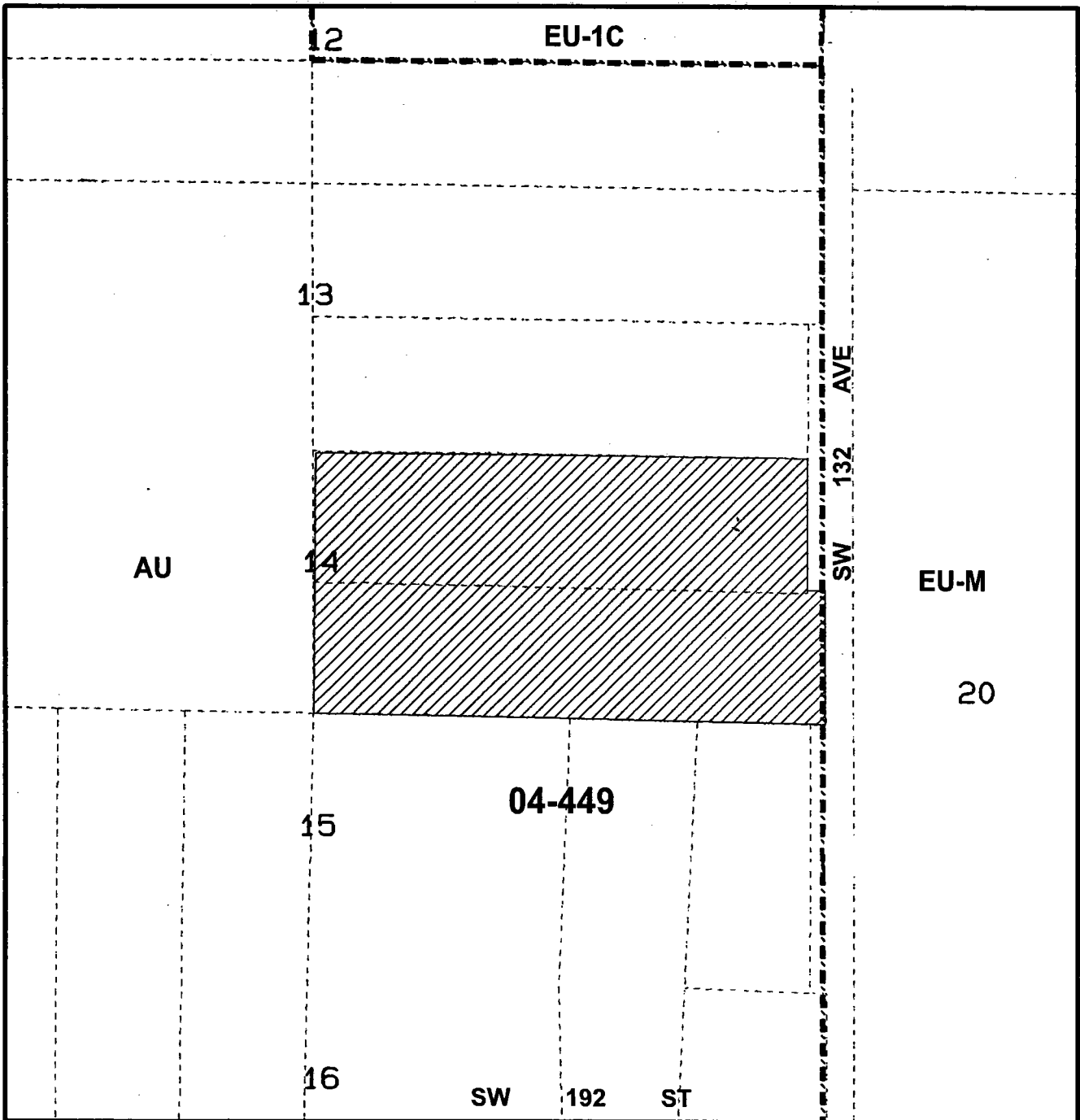


REVISIONS	

ALICE BY: KELLEY ENGINEERS OF DADE
 2400 SW 187th Avenue, Suite 201
 Miami, FL 33160
 PH (305) 554-6963 FAX (305) 554-6966

EXISTING ACCESSORY BUILDING AT:
 18920 SW 132nd Avenue, Mira, FL
 OWNER: MR. LOUISE BOMBALIERE

Date 12/15/04
 Scale AS SHOWN
 Drawn JLM
 Sheet A-1
 Of 1-1 Sheets



**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: 1:200'**

S C A L E
0 200'



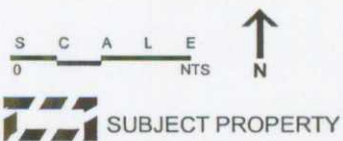
 **SUBJECT PROPERTY**





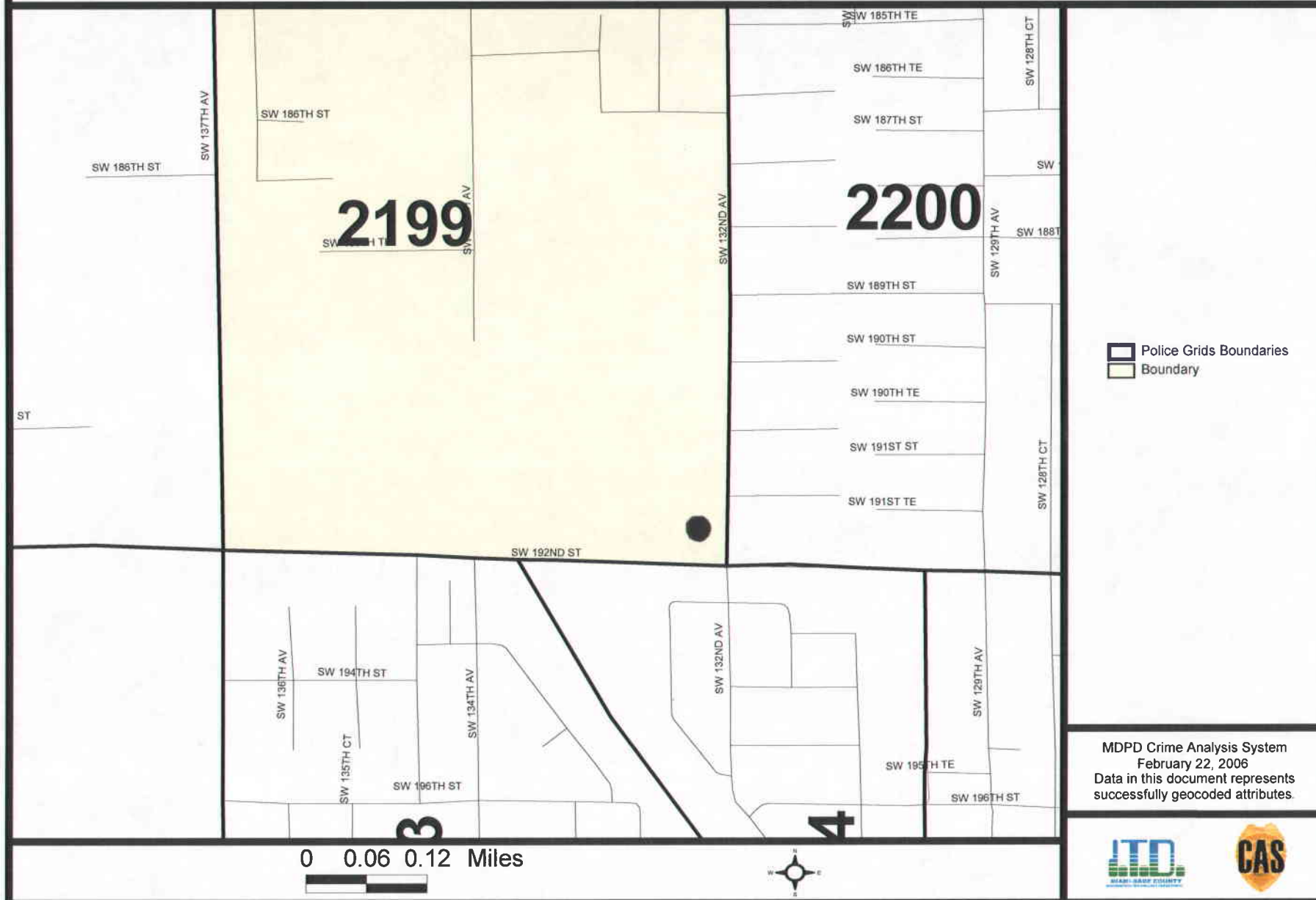
MIAMI-DADE COUNTY
AERIAL

Section: 02 Township: 56 Range: 39
Process Number: 04-449
Applicant: LAZARO BOMBALIER
District Number: 08
Zoning Board: C14
Drafter: ALFREDO
Scale: NTS





Miami-Dade Police Department
Target Area - Police Grid(s): 2199
LAZARO BOMBALIER; HEARING # 04-449



40



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0398", "0861", "2199")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or (ALL in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2004		2005
Grid	Signal Code	Signal Description		
2199	13	SPECIAL INFORMATION/ASSIGNMENT		
	14	CONDUCT INVESTIGATION		
	15	MEET AN OFFICER		
	16	D.U.I.		
	17	TRAFFIC ACCIDENT		
	18	HIT AND RUN		
	19	TRAFFIC STOP		
	20	TRAFFIC DETAIL		
	21	LOST OR STOLEN TAG		
	22	AUTO THEFT		
	25	BURGLAR ALARM RINGING		
	26	BURGLARY		
	27	LARCENY		
	28	VANDALISM		
	29	ROBBERY		
	32	ASSAULT		
	33	SEX OFFENSE		
	34	DISTURBANCE		
	37	SUSPICIOUS VEHICLE		
	38	SUSPICIOUS PERSON		
	39	PRISONER		
	41	SICK OR INJURED PERSON		
	43	BAKER ACT		
	47	BOMB OR EXPLOSIVE ALERT		
	49	FIRE		
	52	NARCOTICS INVESTIGATION		

41



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0396", "0861", "2199")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2004		2005
Grid	Signal Code	Signal Description		
2199	54	FRAUD		1 0
Total Signals for Grid 2199 :		202		215

42



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2004 and 2005



Miami-Dade Police Department

Grid(s): 0398, 0861, 2199

2004 2005

Grid 2199					
Part I					
	2200		BURGLARY	2	4
	2400		MOTOR VEHICLE THEFT	1	4
	110A		RAPE	1	0
	1200		ROBBERY	1	0
	230G		SHOPLIFTING ALL OTHERS	5	4
	230F		SHOPLIFTING FROM A MOTOR VEHICLE	1	1
Part I TOTAL				11	13
Part II					
	260A		FRAUD CON/SWINDLE/FALSE PRET.	1	0
	130B		SIMPLE ASSAULT	1	0
Part II TOTAL				2	0
Grid 2199 TOTAL				13	13

43



Miami-Dade Police Department
Target Area - Police Grid(s): 2199
Lazaro Bomballer; Hearing # 04-449

C-14



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
January 5, 2005
Data in this document represents
successfully geocoded attributes.

0 0.06 0.12 Miles





Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("1075", "1592", "1707", "2101", "2199", "2709")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003		2004
Grid	Signal Code	Signal Description		
2199	13	SPECIAL INFORMATION/ASSIGNMENT		13 22
	14	CONDUCT INVESTIGATION		15 13
	15	MEET AN OFFICER		55 50
	16	D.U.I.		0 1
	17	TRAFFIC ACCIDENT		30 23
	18	HIT AND RUN		2 3
	19	TRAFFIC STOP		18 26
	20	TRAFFIC DETAIL		9 6
	21	LOST OR STOLEN TAG		3 3
	22	AUTO THEFT		6 6
	25	BURGLAR ALARM RINGING		4 3
	26	BURGLARY		0 4
	27	LARCENY		3 2
	28	VANDALISM		2 1
	29	ROBBERY		0 1
	32	ASSAULT		10 5
	33	SEX OFFENSE		0 1
	34	DISTURBANCE		15 18
	37	SUSPICIOUS VEHICLE		4 2
	38	SUSPICIOUS PERSON		0 3
	39	PRISONER		1 8
	41	SICK OR INJURED PERSON		2 0
	49	FIRE		1 0
	52	NARCOTICS INVESTIGATION		1 0
	54	FRAUD		0 1



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004



Miami-Dade Police Department

Grid(s): 1075, 1592, 1707, 2101, 2199, 2709

2003 2004

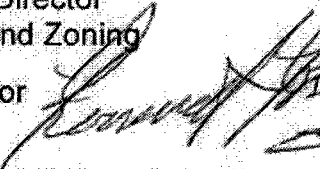
Grid 2199					
Part I					
2200		BURGLARY		0	2
2400		MOTOR VEHICLE THEFT		2	1
110A		RAPE		0	1
1200		ROBBERY		0	1
230G		SHOPLIFTING ALL OTHERS		1	5
230F		SHOPLIFTING FROM A MOTOR VEHICLE		0	1
Part I TOTAL				3	11
Part II					
260A		FRAUD CON/SWINDLE/FALSE PRET.		0	1
130B		SIMPLE ASSAULT		0	1
Part II TOTAL				0	2
Grid 2199 TOTAL				3	13

Memorandum



Date: September 30, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit 

Subject: FY-06 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2005 to September 30, 2006, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT Systems Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

✓ l. Brown

Memorandum

MIAMI-DADE
COUNTY

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department *QMR*

Subject: Update for Blanket Concurrency Approval

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DEC 14 2004

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Brown
24 to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE	NORTH DADE	WMI		
											Garbage	Trash	Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY		GARBAGE		TRASH		TIRES		TOTAL							
* TOTAL @ 1.84M		853,000		69,000		14,000		936,000 (81% Garbage; 9% Trash, includes Tires)							
				270,000				270,000 (RTI)							
** TOTAL @ 1.72M		853,000		69,000		14,000		936,000 (91% Garbage; 9% Trash, includes Tires)							
				270,000				270,000 (RTI)							
*** TOTAL @ 1.71M		853,000		69,000		14,000		936,000 (91% Garbage; 9% Trash, includes Tires)							
				270,000				270,000 (RTI)							
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE 54.3%		997,000													
TRASH 44.4%		816,000													
SPECIAL (includes Tires) 1.3%		24,000													
TOTAL		1,837,000													

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520

Memorandum

MIAMI-DADE
COUNTY

Date: January 18, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit



Subject: FY05 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: George Navarrete
Mario G. Garcia

✓ H. Brown

Memorandum

MIAMI-DADE
COUNTY

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department *QMR*

Subject: Update for Blanket Concurrency Approval

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DEC 14 2004

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Brown
cy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

TECHNICAL SERVICES DIVISION, COUNTY OF MIAMI-DADE
DEPT. OF PLANNING & ZONING
BY _____

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	938,000	198,000	17,000	119,000	804,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 6 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 800,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOTAL	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520